



Planning Commission Agenda Item

Date: July 12, 2023

Item No: 6

TO: Planning Commission

FROM: Alfredo Melesio, Jr. AICP EDFP Director Land Development & Community Services

Prepared By: Duane McNelly, Principal Planner

SUBJECT: ZN-06-2023 RANCHO AND LAKE MEAD (Public Hearing). Applicant: Agora Realty and Management, Inc. Request: A property reclassification from C-2 (General Commercial District) and C-3 (General Service Commercial District) to a PUD (Planned Unit Development District), for approximately 73 acres containing a mix of commercial and residential uses. Location: Northeast and southeast corners of Rancho Drive and Lake Mead Boulevard. (APNs 139-19-501-009, 139-19-502-001, and 139-19-602-001) Ward 2. (For Possible Action)

RECOMMENDATION: APPROVE WITH CONDITIONS

PROJECT DESCRIPTION: The applicant is requesting consideration to reclassify (rezone) the subject parcels from C-2 (General Commercial District) and C-3 (General Service Commercial District) to PUD (Planned Unit Development District). The existing Comprehensive Master Plan Land Use designation for the subject site is Resort Commercial; the proposed Comprehensive Master Plan Land Use is Mixed-Use Neighborhood. The subject site contains a total of 73.03 acres and is generally located at the northeast and southeast corners of Rancho Drive and Lake Mead Boulevard within Ward 2. The applicant is proposing a mix of commercial and residential uses within the development.

Previous Action

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 |
|----------------------|---|
| AMP-05-2023 | Amendment to the Comprehensive Master Plan to change the land use designation from Resort Commercial to Mixed-Use Neighborhood. |

GENERAL INFORMATION:

| | Land Use | Zoning | Existing Use |
|-------------------------|---|---|--|
| Subject Property | Resort Commercial (Proposed: Mixed-Use Neighborhood) | C-2, General Commercial District and C-3, General Service Commercial District (Proposed: PUD, Planned Unit Development District). | Formerly the Texas Station and Fiesta Hotel and Casino |
| North | Public / Semi-Public; Resort Commercial | C-2, General Commercial District; M-2, General Industrial District; | U.S. Bank Branch Office; Nevada Energy Tonopah Substation; West Wind Las Vegas Drive-in Theater; North Las Vegas Airport |
| South | Coran Lane; City of Las Vegas Jurisdiction | C-2, General Commercial District - South of Coran Lane along Rancho Drive; R-CL, Residential Compact Lot District - South of Coran Lane, West of Allen Lane | Undeveloped Land |
| East | Community Commercial | PUD, Planned Unit Development District; C-2, General Commercial District; M-2, General Industrial District | Walmart Supercenter; BrightView Landscape Services; East of Allen Lane: a 912 sf home on 1.25 ac and Undeveloped Land |

| | | | |
|-------------|--|---|---|
| West | Rancho Drive; City of Las Vegas Jurisdiction | R-3, Medium Density Residential District; C-2, General Commercial District | Budget Suites Apartments; Convenience Store with Gas Pumps; Undeveloped Land; and a Storage Facility |
|-------------|--|---|---|

DEPARTMENT COMMENTS:

| Department | Comments |
|---|--------------------------|
| Public Works: | See attached memorandum. |
| Police: | No Comment. |
| Fire: | No Comment. |
| Clark County School District: | No Comment. |
| Clark County Department of Aviation: | See attached memorandum. |

BACKGROUND INFORMATION:

The applicant is requesting consideration to reclassify (rezone) the subject parcels from C-2 (General Commercial District) and C-3 (General Service Commercial District) to PUD (Planned Unit Development District). The existing Comprehensive Master Plan Land Use designation for the subject site is Resort Commercial; the proposed Comprehensive Master Plan Land Use is Mixed-Use Neighborhood (ref. AMP-05-2023). The subject site contains a total of 73.03 acres and is located between Carey Avenue and Coran Lane along Rancho Drive, more commonly known as the former Texas Station & Fiesta Casinos. The properties were constructed in the mid-1990's. After the COVID-19 pandemic the casino operator surrendered their business license resulting in the expiration of the GED (Gaming Enterprise District) and associated SUP (Special Use Permit) six (6) months later. The casino buildings have recently been demolished. The Texas Station site has been completely cleared while the Fiesta site did preserve the ice rink and parking garage.

The existing land uses to the north of the applicant's proposed project currently consist of the Marcello Marketplace commercial subdivision, which contains a U.S. Bank branch office and a Del Taco fast food restaurant, among other uses along North Rancho Drive. East of Rancho Drive and north of Carey Avenue are the Nevada Energy Tonopah Substation; the West Wind Las Vegas Drive-in Theater and the North Las Vegas Airport. The easterly border consists of the BrightView Landscape Services office/yard; Walmart Supercenter and retail shops; and east of Allen Lane, a 912 square foot home on a 1.25 acre lot and a 0.62 acre undeveloped parcel; both of these parcels are part of the larger Lake Mead and Simmons Office PUD (Planned Unit Development) that is partially constructed. The southern border, south of Coran Lane, is undeveloped land within the City of Las Vegas jurisdiction having a zoning classification of C-2, General Commercial

District, south of Coran Lane along Rancho Drive; and R-CL, Residential Compact Lot District, south of Coran Lane, west of Allen Lane. Rancho Drive, being a major arterial and a segment of the City's jurisdictional boundary, is the westerly border of the applicant's proposed project. West of Rancho Drive, within the City of Las Vegas, is a mix of residential and commercial uses, specifically, an R-3, Medium Density Residential District and several C-2, General Commercial District uses.

PURPOSE - Planned Unit Development (PUD):

The purpose of the Planned Unit Development (PUD) district is to serve as an alternative to conventional zoning and development approaches and processes in a manner consistent with the purposes of NRS 278A.020 in order to:

- (i) Enhance the City's public health, safety, and general welfare as North Las Vegas increasingly urbanizes;
- (ii) Encourage innovations in residential, commercial, and industrial development so that greater opportunities for better housing of all types and design, recreation, shopping, and employment may extend to all citizens and residents of North Las Vegas;
- (iii) Provide for necessary commercial and industrial facilities to be conveniently located near housing;
- (iv) Reflect changes in the technology of land development so that resulting economies may be made available to those who need homes and to encourage more efficient use of land and public and private services;
- (v) Encourage a more creative approach in the utilization of land in order to accomplish a more efficient, aesthetic, and desirable development that may be characterized by special features of the geography, topography, size, or shape of a particular property;
- (vi) Provide a compatible, stable, developed environment in harmony with that of the surrounding area; and
- (vii) Ensure that increased flexibility of substantive regulations be administered in such a way as to encourage the disposition of proposals for land development without undue delay.

The preceding purposes should be balanced so that the PUD consists of a harmonious selection of uses and groupings of buildings, parking areas, circulation and open spaces, and should be designed as an integrated unit, in such manner as to constitute a safe, efficient, and convenient urban area development.

ANALYSIS:

The Preliminary Development Plan (titled “Site Plan Concept”) provided by the applicant is a general concept plan containing a mix of commercial and residential uses that covers a total of approximately 73 acres. According to the letter of intent, the commercial component is planned to contain a mix of experiential commercial; recreation; a hotel; commercial retail; restaurants; and multi-family uses. The residential component will contain up to 665 dwelling units consisting of a vibrant mix of residential housing options for the community. The site will be developed with the commercial component located on two parcels separated by Lake Mead Boulevard along Rancho Drive and the residential development will be located on the southeast corner of the site. Additionally, there is the possibility of a multifamily building being constructed within the commercial component. Suffice it to say, the various components of the development will be constructed in multiple phases. As such, the applicant will be required to submit a Final Development Plan (FDP) to the City for each phase of development. Each FDP will be reviewed by staff and then ultimately presented to the Planning Commission for approval.

Given the magnitude and location of the proposal, it has been determined that the proposed development is a “Project of Regional Significance.” Consequently, appropriate notification has been provided to the affected jurisdictions/agencies, specifically, the City of Las Vegas, and the Clark County Department of Aviation due to the proximity of the North Las Vegas Airport (VGT). The Clark County Department of Aviation has provided a written response with comments and recommendations (attached). Incidentally, the applicant is required to file FAA Form 7460-1, “Notice of Proposed Construction or Alteration” with the FAA.

As depicted on the “KEYPLAN” on the lower left corner of the “Site Plan Concept,” the site is divided into four conceptual areas: Sites A, B, C, and D. With Rancho Drive (SR 599) being designated as U.S. Route 95 Business (US 95 Bus.), connecting downtown Las Vegas to the northwest part of the city, the commercial/retail components of the proposed development, specifically within Sites A and C, are primarily oriented to front this major arterial. According to the site plan provided by the applicant, Site A is intended to have four quick-serve restaurants, multiple retail buildings, a hotel and possible multi-family residential; Site B will utilize the existing parking garage and is proposed to have a new ice rink facility that contains two ice skating rinks, as the current ice rink will be converted into an indoor sports facility (labeled Field House on the site plan). With regard to the ice rink facility, the letter of intent did not specify the type or amount of refrigerant that is to be used for the ice. Incidentally, when that information becomes available the applicant should coordinate with the City’s Fire Prevention staff to prevent delays in permitting, in the event that a special use permit for hazardous materials is required to comply with Nevada state law. Also proposed within Site B is an office building, an outdoor entertainment area (labeled “The Light Yard” on the site plan), and additional retail buildings. On Site C the applicant is proposing three quick-serve restaurants and four retail buildings along Rancho Drive, backing up to Lake Mead Boulevard.

For the commercial/mixed-use areas of the development (Sites A, B, and C) the applicant is requesting to use the R-3, Multi-Family Residential District for residential uses and the C-2, General Commercial District for permitted, conditional, and special uses with the following uses as principally permitted:

- Three (3) Beer-Wine-Spirit Based Products “On Sale” liquor licenses
- Three (3) Full “On Sale” liquor licenses
- One (1) Restricted Gaming “On Sale” liquor license
- Tourism: One (1) Hotel or Motel
- Indoor Recreation and Entertainment:
 - One (1) Ice Skating Facility (containing two Ice Skating Rinks)
 - One (1) Indoor Recreation Center
- Outdoor Recreation and Entertainment:
 - One (1) Outdoor Recreational Use Facility that may include Retail Sales Establishments
- One (1) Convenience Food Store (with or without gas pumps)
- One (1) Vehicle Washing Establishment
- One (1) Child Care Center
- Public Institutions: One (1) Vocational School

Southeast of Site C, Site D is the area designated specifically as residential. A residential builder has yet to be selected so the applicant is requesting the ability to develop Site D with any combination of single and multi-family uses subject to the densities allowed in the Mixed-Use Neighborhood land use classification, which has a base density range of 6.01 du/acre up to 18 du/acre. With this approach the future homebuilder will have the flexibility to propose a variety of innovative housing options that will be further evaluated, categorized and analyzed by the City during the FDP review process to guarantee the vision of creating a successful development with strong pedestrian connections to the commercial components of the development.

When updating and addressing site design details with the Final Development Plan submittals, the proposed plans should be designed to complement and enhance adjacent and surrounding development. Buffering and/or screening measures (e.g., landscaping, setbacks, etc.) designed to ensure compatibility between the “Sites” and abutting properties or streets should be implemented. (Specifically, the buffer areas and/or screening should be designed to accommodate convenient, reasonably direct pedestrian connections between the “Sites” and special attention should be given to Pedestrian Priority Areas that include trees, sidewalk, landscaping, lighting, street furniture and other pedestrian-oriented amenities, as appropriate.) Outdoor pedestrian open spaces and plazas should be designed to provide shade, opportunities for rest and relief from traffic and noise as well as areas for additional outdoor activities such as vending and dining. As an example, where feasible, restaurants should front onto plazas and use the public area of the plaza for outdoor seating and/or dining. In general, commercial developments should provide pedestrian open spaces and plazas relative to the size of the development. According to the plans provided by the applicant, sheet A2.1 “HYLO PARK

AT LAKE MEAD & RANCHO" is a "Plaza Concept" plan depicting an aerial view and two perspective drawings of a proposed outdoor entertainment and recreation venue as part of "Site B" which appears to incorporate many of the previously mentioned design principles of a successful Pedestrian Priority Area.

Building placement on the sites must provide interconnected walkways and parking drives between buildings on the site and those of adjacent developments that encourages and provides for safe and efficient movement of pedestrians, bicycles, and vehicles within the site and between the site and adjacent development. Where feasible, parking should be provided along the project's main drive aisles adjacent to or near the Pedestrian Priority Areas as an additional buffer between moving traffic and the pedestrian realm. Parallel or angled parking is preferred in order to create a pedestrian-friendly "Main Street" environment for pedestrian priority areas.

Commercial/retail buildings should be oriented to the street with inviting and detailed elevations to strengthen the desired image for the area. Active building elevations and public access should face the Pedestrian Priority Area. The placement and orientation of buildings along a designated frontage should create interesting and significant public spaces and help establish a design theme for the streetscape. Retail buildings on corners should be oriented to the street and public sidewalk or to the Pedestrian Priority Areas, as appropriate. For quick-serve restaurants along Rancho Drive, drive-through windows, driveways, and parking areas should be designed such that buildings are not isolated from the connecting walkways. Safe and efficient pedestrian access to facilitate movement to and from other areas of the development must be provided.

In summary, the Preliminary Development Plan ("Site Plan Concept") has great potential, and with the conditions of approval incorporated into the Preliminary Development Plan, we believe this development will create a vibrant addition to the community, stimulating revitalization and increasing connectivity within the South District neighborhood. Consequently, subject to the conditions listed below, staff is recommending approval of the proposed property reclassification (rezoning) of the subject parcels from C-2 (General Commercial District) and C-3 (General Service Commercial District) to PUD (Planned Unit Development District) as the proposal is consistent with the proposed land use plan amendment and the surrounding neighborhood.

Approval Criteria: (Zoning Map Amendments)

The City Council may approve zoning map amendments, and the Planning Commission may recommend approval, if the zoning map amendment meets all of the following criteria:

- (1) The rezoning will promote the public health, safety, and general welfare;
- (2) The rezoning is consistent with the comprehensive master plan and the purposes of this Code;

- (3) The rezoning is consistent with the stated purpose of the proposed zoning district(s);
- (4) Facilities and services (including roads and transportation, water, gas, electricity, police and fire protection, and sewage and waste disposal, as applicable) will be available to serve the subject property while maintaining adequate levels of service to existing development;
- (5) The rezoning is not likely to result in significant adverse impacts upon the natural environment, including air, water, noise, storm water management, wildlife, and vegetation, or such impacts will be substantially mitigated;
- (6) The rezoning is not likely to result in significant adverse impacts upon other property in the vicinity of the subject tract; and
- (7) Future uses on the subject tract will be compatible in scale with uses on other properties in the vicinity of the subject tract.

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. A Final Development Plan for each phase of development is required and shall be approved by the Planning Commission.
3. Prior to submitting the first Final Development Plan, the applicant shall provide an updated Preliminary Development Plan that identifies the Pedestrian Priority Areas and pedestrian connectivity for Sites A & B and Sites C & D for administrative review and approval.
4. The architectural theme for the entire commercial portion of the site will be established with the first phase of commercial development. Consequently, the associated Final Development Plan shall include all of the necessary details for that review.
5. For the commercial/mixed-use areas of the development (Sites A, B, and C) the C-2, General Commercial District for permitted, conditional, and special uses shall apply with the following uses identified as principally permitted:
 - Three (3) Beer-Wine-Spirit Based Products “On Sale” liquor licenses
 - Three (3) Full “On Sale” liquor licenses
 - One (1) Restricted Gaming “On Sale” liquor license

- Tourism: One (1) Hotel or Motel
 - Indoor Recreation and Entertainment:
 - One (1) Ice Skating Facility (containing two Ice Skating Rinks)
 - One (1) Indoor Recreation Center
 - Outdoor Recreation and Entertainment:
 - One (1) Outdoor Recreational Use Facility that may include Retail Sales Establishments
 - One (1) Convenience Food Store (with or without gas pumps)
 - One (1) Vehicle Washing Establishment
 - One (1) Child Care Center
 - Public Institutions: One (1) Vocational School
6. For the residential component(s) within the commercial/mixed-use areas of the development (Sites A, B, and C) R-3, Multi-Family Residential District standards shall apply. Multi-family open space shall be provided in accordance with *City of North Las Vegas Municipal Code* section 17.24.020.C.2.c.
 7. The total number of residential dwelling units shall not exceed 665.
 8. Appropriate mapping is required to complete this project. All mapping shall be in compliance with NRS Chapter 278, the *City of North Las Vegas Municipal Code*, and associated master plans in effect at the time of map approval.
 9. The applicant shall coordinate with the Clark County Department of Aviation and is subject to *City of North Las Vegas Municipal Code* section 17.16.050.K. *Airport Protection Height Limits*.

Public Works:

10. All known geologic hazards shall be shown on the preliminary development plan, tentative map and the civil improvement plans. Geological hazards such as fault lines or fissures affecting residential structures may substantially alter the tentative map layout and require the submission of a revised tentative map which must be approved by the City prior to final approval of the civil improvement plans. The footprint of proposed structures shall be plotted on all lots impacted by faults and/or fissures and a minimum width of five (5) feet shall be provided from the edge of any proposed structure to the nearest fault and/or fissure.
11. Approval of a drainage study is required prior to submittal of the civil improvement plans.

12. Approval of a traffic study is required prior to submittal of the civil improvement plans and the City of Las Vegas concurrence is required. Please contact Traffic Engineering at 633-2676 to request a scope. A queuing analysis may be required. The traffic study shall analyze and determine the type of traffic control necessary along Lake Mead Boulevard subject to City approval. All Lake Mead Boulevard and Carey Avenue driveways and access points shall provide right turn bays.
13. 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.
14. The project shall provide a bus turnout and loading pad and shelters on Lake Mead Boulevard east of Ranch Drive and on Carey Avenue east of Rancho Drive in accordance with Uniform Standard Drawing 234.1 and 234.2. The project may be required to provide additional bus turnouts and loading pads and shelters on Lake Mead Boulevard east of proposed project driveways.
15. The public street geometrics, width of over-pave and thickness of the pavement sections will be determined by the Department of Public Works.
16. The property owner is required to grant a roadway easement for commercial driveway(s) and where public and private streets intersect.
17. The property owner is required to grant a sidewalk easement for sidewalk located within a common element, or on private property, when that sidewalk is providing public access adjacent to the right-of-way.
18. A revocable encroachment permit for landscaping within the public right-of-way is required, if applicable.
19. 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.

For Residential only:

20. Proposed residential driveway slopes shall not exceed twelve percent (12%).
21. All residential driveway geometrics shall be in compliance with the *Uniform Standard Drawings for Public Works' Construction Off-Site Improvements* Drawing Number 222.

22. All common elements shall be labeled and are to be maintained by the Home Owners Association.

23. This development must comply with the City of North Las Vegas *Private Streets Policy for Residential Development*, including the guest parking requirements. No street parking will be allowed within the sight visibility zone of any intersection. Parallel parking spaces shall be 9 feet by 20 feet per Title 17 of the City's municipal code. Revisions to the site plan may be necessary.

ATTACHMENTS:

Letter of Intent

Project of Regional Significance Letter

Preliminary Development Plan (Site Plan Concept)

Plaza Concept

Hotel Concept

Quick Serve Restaurant Concept

Retail Concept

Residential Concept

Department of Aviation Comment Letter

Neighborhood Meeting Summary Letter

Clark County Assessor's Map

Location and Comprehensive Plan Map