



**CITY OF NORTH LAS VEGAS
PLANNING COMMISSION
REGULAR MEETING
SUMMARY MINUTES**

July 12, 2023
6:00 p.m., Council Chambers,
2250 Las Vegas Boulevard North,
North Las Vegas, Nevada 89030

Website - <http://www.cityofnorthlasvegas.com>

CALL TO ORDER

Chairman Warner called the meeting into order at 6:05 P.M.

WELCOME

Chairman Warner welcome all who were attending the meeting.

VERIFICATION OF COMPLIANCE WITH OPEN MEETING LAW

City Clerk Jackie Rodgers confirmed compliance with Open Meeting Law.

ROLL CALL

COMMISSIONERS PRESENT

Chairman Calhoun
Vice Chairman Greer

Commissioner Guymon
Commissioner Riley
Commissioner Villeda
Commissioner Warner
Commissioner Zeiler

STAFF PRESENT

Assistant City Attorney Claudia Aguayo
Director of Land Development and Community Services Alfredo Melesio
Planning and Zoning Manager Robert Eastman
Principal Planner Bryan Saylor
City Clerk Jackie Rodgers

PLEDGE OF ALLEGIANCE - BY INVITATION

Led by Commissioner Riley

ELECTION OF OFFICERS

1. Planning Commission Elect from its Membership a Chairperson. (For Possible Action)

MOTION: *Commissioner Greer moved to nominate Commissioner Calhoun as Chairperson to the Planning Commission.*

ACTION: **APPROVED**

AYES: 7

NAYS: 0

ABSTAIN: 0

2. Planning Commission Elect from its Membership a Vice Chairperson. (For Possible Action)

MOTION: *Commissioner Riley moved to nominate Commissioner Greer as Vice Chairman of the Planning Commission.*

ACTION: **APPROVED**

AYES: 7

NAYS: 0

ABSTAIN: 0

PUBLIC FORUM

Chairman Calhoun opened the meeting to receive public comments. No comments were offered.

AGENDA

3. Planning Commission Regular Meeting Agenda of July 12, 2023. (For Possible Action; Recommendation – Approve)

Director of Land Development and Community Services Alfredo Melesio stated he had received a request to have Item No. 14 **SUP-32-2023 GRAND TETON & DECATUR** continued to the August 9, 2023 Planning Commission Meeting. There are no other changes to the agenda.

MOTION: *Vice Chairman Greer moved to approve the agenda including the amendment as offered by Mr. Melesio.*

ACTION: APPROVED

AYES: 7

NAYS: 0

ABSTAIN: 0

CONSENT AGENDA

4. Planning Commission Regular Meeting Minutes of June 14, 2023. (For Possible Action; Recommendation – Approve)

MOTION: *Commissioner Villeda moved to approve the Consent Agenda.*

ACTION: APPROVED

AYES: 7

NAYS: 0

ABSTAIN: 0

BUSINESS

5. **AMP-05-2023 RANCHO AND LAKE MEAD (Public Hearing).** Applicant: Agora Realty and Management, Inc. Request: An amendment to the Comprehensive Master Plan to change the land use designation from Resort Commercial to Mixed-Use Neighborhood. 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)

Planning and Zoning Manager Robert Eastman provided an overview of Item Nos. 5 and 6 as they are related. However, indicated that both items will be voted upon separately as well as the public hearings. Item No. 5 does require a super majority vote in order for the item to move forward.

The applicant is requesting consideration to amend the Comprehensive Master Plan Land Use Element from Resort Commercial to Mixed-Use Neighborhood. The proposed amendment consists of three (3) parcels totaling 73.03 acres and is generally located at the northeast and southeast corners of Rancho Drive and Lake Mead Boulevard, more commonly known as the former Texas Station & Fiesta Casino properties.

After the COVID-19 pandemic, the casino operators surrendered their business licenses resulting in the expiration of the GED's (Gaming Enterprise Districts) and associated SUP's (Special Use Permits) 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 neighboring 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.

Cary Laften, CEO of Agora Realty provided an overview of the project and responded to questions posed by the Commissioners, and thanked staff for their work in assisting them in bringing the project forward.

[6:26 PM] **Chairman Calhoun** opened the Public Hearing for public testimony.

Ms. Rodgers stated that the City did receive two (2) post cards in support of the project.

Christian Fgerlach, 3414 Fort Niagara Avenue, North Las Vegas spoke in neutrality of the project and asked the commission to look at other opportunities for this former site. The site could possibly grow the North Las Vegas Airport.

[6:30 PM] **Chairman Calhoun** closed the Public Hearing for public testimony.

MOTION: *Vice Chairman Greer moved to approve AMP-05-2023 RANCHO AND LAKE MEAD with staff's recommendations.*

ACTION: **APPROVED; FORWARD TO CITY COUNCIL FOR FINAL CONSIDERATION**

AYES: 7
NAYS: 0
ABSTAIN: 0

- 6. 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)

Mr. Eastman provided an overview of this item stating the applicant is requesting consideration to reclassify (rezone) the subject parcels from C-2 (General Commercial District) and C3 (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

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.

[6:38 PM] **Chairman Calhoun** opened the public hearing for public testimony.

[6:38 PM] **Commissioner Warner** closed the public hearing for public testimony. No testimony was provided.

MOTION: *Commissioner Riley moved to approve ZN-06-2023 RANCHO AND LAKE MEAD with staff's recommendations.*

ACTION: **APPROVED; SUBJECT TO CONDITIONS; FORWARD TO CITY COUNCIL FOR FINAL CONSIDERATION**

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.

AYES: 7
NAYS: 0
ABSTAIN: 0

7. SPR-04-2023 PEARSON PINES SENIOR APARTMENTS (Public Hearing).

Applicant: HAND Property Holding Company. Request: A Site Plan Review in an R-4 (High Density Residential District) to develop a 60-unit, multi-family residential development. Location: Southwest corner of Martin L. King Boulevard and Helen Avenue. (APN 139-16-401-003) Ward 2. (For Possible Action)

Principal Planner Bryan Saylor provided an overview of Item Nos. 7 and 8 together and stated that the public hearings and vote will be separate for both items. The applicant is requesting Planning Commission consideration to allow a site plan review of a R-4 (High Density Residential District) to develop a sixty (60) unit, multi-family senior residential development at the southwest corner of Helen Avenue and Martin L. King Avenue.

Nathan Bouvet, Nevada Hand, 295 E. Warm Springs Road, Las Vegas, NV provided an overview of the project (Item 7 and Item 8), and responded to questions posed by the Commissioners.

[6:49 PM] **Chairman Calhoun** opened the Public Hearing for public testimony.

[6:49 PM] **Chairman Calhoun** closed the Public Hearing for public testimony. No comments were received.

MOTION: *Commissioner Warner moved to approve SPR-04-2023 PEARSON PINES SENIOR APARTMENTS, with staff's recommendations including the amended Condition Nos. 10 and 11.*

ACTION: **APPROVED; SUBJECT TO THE FOLLOWING 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. Landscaping shall be provided as proposed on the submitted concept Landscape Plan with the addition of a landscaping hedge to be installed along Morton Avenue.

Public Works:

3. 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.
4. Approval of a drainage study is required prior to submittal of the civil improvement plans. Conformance may require modifications to the site plan.
5. The size and number of access points and their locations (including emergency access 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. All driveway geometrics shall be in compliance with the *Uniform Standard Drawings for Public Works' Construction Off-Site Improvements* Drawing Numbers 222.1
7. The property owner is required to grant a roadway easement where public and private streets intersect.

8. A revocable encroachment permit for landscaping within the public right of way is required.
9. Approval of a traffic study is required prior to submittal of the civil improvement plans. Please contact Traffic Engineering at 633-1264 to request a scope. A queuing analysis may be required.
10. *The project shall provide a bus turnout and loading pad on Martin L. King Boulevard in accordance with Uniform Standard Drawing 234.1 and 234.2.*
11. *The project shall remove the existing gates on the southern portion of Helen Avenue or bring them up to standard with Uniform Standard Drawing 222.1 and provide sufficient queuing per the traffic study analysis.*
12. 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.

AYES: 7
NAYS: 0
ABSTAIN: 0

8. WAV-07-2023 PEARSON PINES SENIOR APARTMENTS (Public Hearing).

Applicant: HAND Property Holding Company. Request: A waiver in an R-4 (High Density Residential District) to allow 45 parking spaces where a minimum of 60 parking spaces are required. Location: Southwest corner of Martin L. King Boulevard and Helen Avenue. (APN 139-16-401-003) Ward 2. (For Possible Action)

Principal Planner Bryan Saylor provided an overview of Item Nos. 7 and 8 together and stated that the public hearings and vote will be separate for both items. The applicant is requesting Planning Commission consideration to allow a waiver in a R-4 (High Density Residential District) to allow 45 parking spaces where a minimum of 60 parking spaces are required for a multi-family senior residential development at the southwest corner of Helen Avenue and Martin L. King Avenue.

Nathan Bouvet, Nevada Hand, 295 E. Warm Springs Road, Las Vegas, NV provided an overview of the project, and responded to questions posed by the Commissioners.

[6:59 PM] **Chairman Calhoun** opened the Public Hearing for public testimony.

[6:59 PM] **Chairman Calhoun** closed the Public Hearing for public testimony. No testimony was offered.

MOTION: *Commissioner Villeda moved to approve WAV-07-2023 PEARSON PINES SENIOR APARTMENTS with staff's recommendations.*

ACTION: **APPROVED; SUBJECT TO THE FOLLOWING 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. Carports must match those existing on the subject site in design and painted to match the proposed primary building.

AYES: 7
NAYS: 0
ABSTAIN: 0

9. SUP-36-2023 MINI STORAGE (Public Hearing). Applicant: GK DEVELOPMENT, INC. Request: A special use permit in a C-2 (General Commercial District) to allow a mini-warehousing establishment. Location: On Carey Avenue ½ mile east of Rancho Drive. (APN 139-19-510-002) Ward 2. (For Possible Action)

Mr. Saylor provided an overview of this item. The applicant is requesting a Special Use Permit to allow a mini-warehousing establishment. The site is 2.43 acres located on Carey Avenue ½ mile east of Rancho Drive within the Wal-Mart commercial center. The applicant is proposing to construct a total of 81,173 square feet of self-storage consisting of 808 units within three (3) separate buildings. The subject site has a zoning designation of C-2, General Commercial District and the Comprehensive Master Plan Land Use designation is Community Commercial.

Lexa Green, Kaempter Crowell provided an overview of this project and responded to questions from the Commissioners.

[7:08 PM] **Chairman Calhoun** opened the Public Hearing for public testimony.

Ms. Rodgers stated that the City has received two (2) comment cards, one in support and one in opposition of the project.

[7:08 PM] **Chairman Calhoun** closed the Public Hearing for public testimony.

MOTION: *Vice Chairman Greer moved to approve SUP-36-2023 MINI STORAGE with staff's recommendations.*

ACTION: APPROVED; SUBJECT TO THE FOLLOWING 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. Applicant shall provide the required (2) bicycle parking stalls.
3. Applicant shall provide a minimum of six (6) foot landscape islands at the ends of all parking rows and three (3) feet of foundation landscaping where parking spaces are located in front of the building.
4. Repurpose one (1) monument sign along Carey Avenue for the mini-warehouse establishment.
5. *Applicant shall provide a trash enclosure. The trash enclosure shall use similar materials and color palette as the principal building, have a roof and six (6) feet of landscaping islands on the west of the trash enclosure.*

Public Works:

1. 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.
2. Approval of a drainage study is required prior to submittal of the civil improvement plans. Conformance may require modifications to the site plan.
3. 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.
4. All driveway geometrics shall be in compliance with the *Uniform Standard Drawings for Public Works' Construction Off-Site Improvements* Drawing Number 222.1 and 225.
5. The public street geometrics and thickness of the pavement sections will be determined by the Department of Public Works.

6. 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.
7. 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.

AYES: 7
NAYS: 0
ABSTAIN: 0

10. ZN-04-2023 1615 PECOS REMODEL (Public Hearing). Applicant: Manuel Navar. Request: An amendment to an existing PUD (Planned Unit Development District) to allow a vehicle, boat and RV service facility. Location: Northwest corner of Pecos Road and Owens Avenue. (APNs 139-24-813-060, 139-24-813-061, and 139-24-813-096) Ward 1. (For Possible Action)

Mr. Eastman provided a brief overview of the project stating, the applicant is requesting consideration to amend an existing PUD, Planned Unit Development to allow a vehicle, boat and RV service facility. The site is located on approximately 1.13 acres at the northwest corner of Pecos Road and Owens Avenue. The Comprehensive Master Plan Land Use is Downtown Area of Influence.

Manny Navar, Applicant provided a brief overview of the project and responded to questions posed by the Commission.

[7:12 PM] **Chairman Calhoun** opened the Public Hearing for public testimony.

[7:12 PM] **Chairman Calhoun** closed the Public Hearing for public testimony. No testimony was offered.

MOTION: ***Commissioner Villeda moved to approve ZN-04-2023 1615 PECOS REMODEL with staff's recommendations.***

ACTION: ***APPROVED; SUBJECT TO CONDITIONS; FORWARD TO CITY COUNCIL FOR FINAL CONSIDERATION***

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 will be required.
3. Only permitted uses are vehicle services related and not repair related; any overnight storage of vehicles or any type of exterior storage of goods and materials should not be permitted.
4. Must still comply with Ordinance No. 1603 and the conditions of approval for (ZN-08-02)
5. New improvement will be to add a trash enclosure. The trash enclosure should use the same colors and materials of the principal building. Six (6) feet of landscaping is also required next to the trash enclosure.
6. The proposed building remodel shall be finished in earth tone or neutral colors indigenous to the Las Vegas Valley that are consistent with the other buildings within the existing commercial development.
7. Applicants will remove all vacuums and vacuum equipment.
8. Must provide 72 parking spaces for the entire site.
9. Existing wall adjacent to Webb Avenue will be repaired and repainted to one neutral color.
10. Submit a landscape plan with new trees, shrubs and ground cover along Pecos Road, Owens Avenue and Webb Avenue to meet the code requirements where all exposed ground areas that are not devoted to drives, parking lots, sidewalks, patios or other such uses shall be landscaped. The all required landscaping shall provide a minimum ground coverage of fifty (50) percent, excluding trees, within two years of planting.

AYES: 7
NAYS: 0
ABSTAIN: 0

11. ZN-05-2023 NORTH 5TH AND WASHBURN (Public Hearing). Applicant: Century Communities. Request: A property reclassification from R-E (Ranch Estates District) and C-1 (Neighborhood Commercial District) to R-CL (Single-Family Compact Lot Residential District). Location: Southwest corner of North 5th Street and Washburn Road. (APNs 124-34-701-034, 124-34-701-045, 124-34-701-046, 124-34-701-054, and 124-34-701059) Ward 2. (For Possible Action) ***(Continued from June 14, 2023)***

Mr. Eastman stated that Item Nos. 11 and 12 are related, as he will make one presentation for both items. However, each item will have separate public hearings and will be voted on separately. The applicant is requesting consideration to reclassify (rezone) the subject parcels from R-E (Ranch Estates District) and C-1 (Neighborhood Commercial District) to R-CL (Single-Family Compact Lot Residential District).

The Comprehensive Master Plan Land Use designation for the subject site is Mixed-Use Neighborhood. The subject site contains a total of 14.12 gross acres and is generally located at the southwest corner of North 5th Street and Washburn Road within Ward 2. The surrounding land uses currently consist of the Mojave High School on the north side of Washburn Road; existing single-family residential and the Maranatha Hispanic Seventh Day Adventist church west of Eagle Way, and existing single-family residential subdivisions are situated east of North 5th Street.

The southern border of this proposed property reclassification will be adjacent to two single family homes, specifically, 350 E La Madre Way zoned R-1, Single-Family Low Density District, and 5015 N 5th Street, zoned R-E, Ranch Estates District. The proposed property reclassification will surround a single Ranch Estate home at 5120 Eagle Way.

The purpose of the R-CL, Single-Family Compact Lot Residential District is to provide for the development of single-family detached dwellings and directly-related complementary uses at a density of 7.99 units per acre or less. The district is intended to be strictly residential in character with a minimum of disturbances due to traffic or overcrowding.

The proposed property reclassification (rezoning) to R-CL (Single-Family Compact Lot Residential District) allows a maximum density of 7.99 dwelling units per acre and is consistent with the Comprehensive Plan designation of Mixed-Use Neighborhood, which has a base density of 6.01 dwelling units per acre up to 18 dwelling units per acre. Mixed Use Neighborhood areas are predominantly residential areas that contain a variety of housing types such as, single-family residences, duplexes, patio homes, townhomes, apartments, condominiums, and live-work units.

Secondary uses within Mixed-Use Neighborhood areas may also include neighborhood-based commercial and office activity, open space, parks, plazas, and other public or quasi-public uses as appropriate, such as schools, places of worship, libraries and community centers. In this case, the subject parcels are fronting North 5th Street, a major arterial roadway, and are primarily surrounded by single-family residential, in addition to the church and high school. Although the proposed development will have multiple homes on smaller lots (3,600 square foot minimum) adjacent to the existing larger lots, the proposed property reclassification (rezoning) to R-CL (Single-Family Compact Lot Residential District) is consistent with the City's land use plan and surrounding neighborhood. The City does not anticipate any adverse or significant impacts on facilities and services surrounding the subject site. Consequently, staff is recommending approval of the proposed property

reclassification from R-E (Ranch Estates District) and C-1 (Neighborhood Commercial District) to R-CL (Single-Family Compact Lot Residential District).

Lexa Green, Kaempter Crowell provided an overview of this project and responded to questions from the Commissioners.

[7:25 PM] **Chairman Calhoun** opened the Public Hearing for public testimony.

Antonio Cabrera, 5120 Eagle Way, Las Vegas, NV expressed concern with the project exposing his property and inquired about higher fencing of his area.

[7:25 PM] **Chairman Calhoun** closed the Public Hearing for public testimony.

MOTION: *Vice Chairman Greer moved to approve ZN-05-2023 NORTH 5TH AND WASHBURN with staff recommendations.*

ACTION: **APPROVED; FORWARD TO CITY COUNCIL FOR CONSIDERATION.**

AYES: 7
NAYS: 0
ABSTAIN: 0

- 12. T-MAP-04-2023 NORTH 5TH AND WASHBURN** - Applicant: Century Communities. Request: A tentative map in an R-E (Ranch Estates District) and C-1 (Neighborhood Commercial District) proposed R-CL (Single-Family Compact Lot Residential District), to allow a 93-lot, single-family residential subdivision. Location: Southwest corner of North 5th Street and Washburn Road. (APNs 124-34-701-034, 124-34--701-045, 124-34-701-046, 124-34-701-054, and 124-34-701-059) Ward 2. (For Possible Action) *(Continued from June 14, 2023)*

Mr. Saylor provided a brief overview of the item stating the applicant is requesting consideration for a tentative map in an R-CL (Single-Family Compact Lot Residential District), to allow a 93-lot, single-family residential subdivision. The subject site consists of five parcels containing a total of 14.12 gross acres and is generally located at the southwest corner of North 5th Street and Washburn Road within Ward 2.

The applicant is requesting consideration for a tentative map in a (proposed) R-CL (Single-Family Compact Lot Residential District), to allow a 93-lot, single-family residential subdivision with a density of 6.59 dwelling units per acre. The subject site consists of five parcels containing a total of 14.12 gross acres and is generally located at the southwest corner of North 5th Street and Washburn Road within Ward 2. The applicant has also submitted a request for a property reclassification from R-E (Ranch Estates District) and C-1 (Neighborhood Commercial District) to R-CL (Single-Family Compact Lot Residential District).

The subject site is bordered by North 5th Street, Washburn Road, Eagle Way and several

existing homes. According to the Tentative Map, the minimum lot size is 3,600 square feet, the maximum lot size is 5,494 square feet and the average lot size is 3,978 square feet. The main access is from North 5th Street and emergency access is provided from Washburn Road between lots 54 and 80. The applicant is proposing internal private streets that are 47 feet in width with sidewalks on both side of the street. In accordance with the City of North Las Vegas Private Streets Policy, when a community designates privately maintained streets, electronic gates should also be provided.

Although a geotechnical investigation and survey are required to verify and locate any geotechnical hazards on the property, there is a fault line depicted on the plan for graphic display of the approximate location. Geological hazards such as fault lines or fissures can affect residential structures. Incidentally, the City requires a minimum offset of five (5) feet from any geologic hazard to a residential building. In this particular case the residential lots are minimally affected as the applicant has designed the majority of the project's open space and common areas around the fault line to meet the requirement. The amount of open space required for this development is 350 square feet per unit. There are 93 units so the total amount of open space required is 32,550 square feet, which the applicant has provided with a surplus; of the required amount, 75% (24,412 square feet) is required to be suitable for active or recreational open space and contained in one area with accessibility to the residents within the development.

The applicant has provided over 25,000 of useable open space within the easterly half of the development to satisfy this requirement and a total of 38,529 square feet of open space. According to the Municipal Code (17.24.050.F.2) homes fronting sixty (60) feet or greater rights-of-way shall be prohibited. However, an exception may be granted for homes to front a sixty-foot right-of-way if existing homes or existing lots are already fronting the right-of-way directly in front of the proposed development, and such is the case here with the home at 5120 Eagle Way.

For developments that are approved with homes fronting a sixty-foot right-of-way the street should be constructed using the modified sixty-foot street section with off-set sidewalk or other street geometrics as approved by the Director of Public Works. In cases where homes fronting a sixty-foot right-of-way are approved; or small-lot development options are used; or where the Director of Public Works determines that high traffic speeds or roadway design may create risks to public safety; additional traffic calming may be required, subject to review and approval by the Director of Public Works.

Lexa Green, Kaempter Crowell provided an overview of this project and responded to questions from the Commissioners.

MOTION: *Commissioner Villeda moved to approve T-MAP-04-2023 NORTH 5TH AND WASHBURN, with staff's recommendations.*

ACTION: **APPROVED; SUBJECT TO THE FOLLOWING 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 homes fronting Eagle Way shall have access to the internal open space within the development. Pedestrian access shall be provided through the common element between lots 62 and 63, and through the common element south of lot 79.

Public Works

3. All known geologic hazards shall be shown on all development plans and civil improvement plans submitted to the City. 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.
4. Approval of a drainage study is required prior to submittal of the civil improvement plans.
5. Approval of a traffic study is required prior to submittal of the civil improvement plans. Please contact Traffic Engineering at 633-1951 to request a scope. A queuing analysis may be required.
6. 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.
7. The project shall provide a bus turnout on N 5th Street south of Washburn Road in accordance with Uniform Standard Drawing 234.1.
8. Proposed residential driveway slopes shall not exceed twelve percent (12%).
9. The public street geometrics, width of over-pave and thickness of the pavement sections will be determined by the Department of Public Works.
10. All residential driveway geometrics shall be in compliance with the *Uniform Standard Drawings for Public Works' Construction Off-Site Improvements* Drawing Number 222.

11. 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. N 5th Street
 - b. Washburn Road
 - c. Eagle Way
12. The project shall provide additional right-of-way for a flared intersection on Washburn Road in accordance with Uniform Standard Drawing 201.1.
13. The project shall provide right-of-way and construction of an exclusive right-turn lane on Washburn Road in accordance with Uniform Standard Drawing 246.7.
14. The Eagle Way geometrics shall be required to be designed and constructed per the City of North Las Vegas 60' Standard Street Section with Offset Sidewalk (Modified 60').
15. The project will be required to provide traffic calming measures that are acceptable to Public Works along Eagle Way.
16. Per the City of North Las Vegas Private Streets Policy for Residential Development, gated access from N 5th Street is required. The project shall incorporate the gated access design into their civil improvement plans.
17. The property owner is required to grant roadway easements where public and private streets intersect.
18. A revocable encroachment permit for landscaping within the public right of way is required, if applicable.
19. All common elements shall be labeled and are to be maintained by the Homeowner Association.
20. 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.
21. *The perimeter wall adjacent to APN# 124-34-701-022 shall be a minimum of eight (8) feet in height.*

AYES: 7

NAYS: 0
ABSTAIN: 0

13. SPR-01-2023 VILLAGES OF TULE SPRINGS PARCEL 1.19.2 (Public Hearing).

Applicant: DHI Communities. Request: A site plan review in an R-3 PCD (High Density Residential Planned Community District), to develop a 338-unit, multi-family residential development. Location: North of Clark County 215 and approximately 850 feet east of Revere Street. (APN 124-15-314-002) Ward 4. (For Possible Action)
(Continued from June 14, 2023)

Stephanie Allen, Kaempter Crowell, 1980 Festival Plaza, Las Vegas, NV provided a brief overview of the project and responded to questions from the Commissioners.

[7:52 PM] **Chairman Warner** opened the Public Hearing for public testimony.

[7:52 PM] **Chairman Warner** closed the Public Hearing for public testimony. No testimony was offered.

MOTION: ***Commissioner Guymon moved to approve SPR-01-2023 VILLAGES OF TULE SPRINGS PARCEL 1.19.2, with staff's recommendations.***

ACTION: **APPROVED; SUBJECT TO THE FOLLOWING 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. Prior to the issuance of the project's building permit, the applicant shall provide an updated site plan / open space exhibit that addresses the deficiencies specified in this report. The updated site plan shall be submitted to the Planning & Zoning division for administrative review and approval.

Public Works:

3. 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.

4. Approval of a drainage study is required prior to submittal of the civil improvement plans. Conformance may require modifications to the site plan.
5. 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.
6. All driveway geometrics shall be in compliance with the *Uniform Standard Drawings for Public Works' Construction Off-Site Improvements* Drawing Numbers 222.1
7. The size and number of access points and their locations (including emergency access 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.
8. All off-site improvements must be completed prior to final inspection of the first building.
9. All common elements shall be labeled and are to be maintained by the Home Owners Association.
10. The property owner is required to grant roadway easements where public and private streets intersect.
11. A revocable encroachment permit for landscaping within the public right of way is required.
12. The property owner is required to grant a public pedestrian access 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.
13. 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.

14. Evelyn Brook Street (ref. Plat Book 169, Page 15) shall be a private street maintained by the HOA. As such, the entirety of the existing right-of-way, south of Tule Springs Parkway, must be vacated prior to approval of the civil improvement plans.

AYES: 7
NAYS: 0
ABSTAIN: 0

- 14. SUP-32-2023 GRAND TETON & DECATUR (Public Hearing).** Applicant: J.A. Development Company. A special use permit in a C-1 (Neighborhood Commercial District) to allow a vehicle washing establishment. Location: Northeast corner of Decatur Boulevard and Grand Teton Drive. (APN 124-07-401-004) Ward 3. (For Possible Action) *(Continued to August 9, 2023.)*

STAFF ITEMS

Mr. Melesio stated the Commission will receive a presentation during the August 9, 2023 meeting on the Downtown Feasibility Study. He thanked **City Clerk Rodgers** for her good work on the Wordly AI Translation software.

COMMISSION ITEMS

Commissioner Guymon expressed concern with Wordly AI not accurately translating the conversation so as not to concern residents who are using the software.

PUBLIC FORUM

Chairman Calhoun open the meeting to receive public comment. No comments were offered.

ADJOURNMENT

Chairman Calhoun adjourned the meeting. Meeting was adjourned at 8:00 PM.

CERTIFICATION

I certify that the foregoing are true and correct minutes of the City of North Las Vegas Planning Commission Meeting held on July 12, 2023. I further certify that a quorum was present.

Jackie Rodgers, City Clerk