



# Planning Commission Agenda Item

Date: December 09, 2020

Item No: 20.

**TO:** Planning Commission

**FROM:** Marc Jordan, Director Land Development & Community Services  
Prepared By: Sharianne Dotson

**SUBJECT: T-MAP-11-2020 CRAIG & CLAYTON COMMERCIAL CENTER (Public Hearing).** Applicant: Pre Craig Clayton LLC. Request: A tentative map in a C-2 (General Commercial District) to allow a one-lot commercial subdivision. Location: East of Clayton Street and approximately 292 feet north of Craig Road. (A portion of APN 139-04-201-017). (For possible action)

## **RECOMMENDATION: APPROVAL WITH CONDITIONS**

### **PROJECT DESCRIPTION:**

The applicant is requesting consideration for a single-lot commercial subdivision on a portion of parcel 139-04-201-017. The site is currently one (1) parcel, however the parcel has been divided into three (3) lots and is awaiting its own parcel number. The entire site is approximately 27.24 acres and is generally located 290 feet north of the northeast intersection of Craig Road and Clayton Street. The Comprehensive Master Plan Land Use designation for the subject site is currently Mixed-Use Commercial.

### **BACKGROUND INFORMATION:**

Previous Action
City Council approved ZN-02-18 on March 21, 2018 to rezone the property from the R-1, Single-Family Low Density District to the C-2, General Commercial District.

### **RELATED APPLICATIONS:**

Application #	Application Request
N/A	

**GENERAL INFORMATION:**

	<b>Land Use</b>	<b>Zoning</b>	<b>Existing Use</b>
<b>Subject Property</b>	Mixed-Use commercial	C-2, General Commercial District	Undeveloped
<b>North</b>	Mixed-Use Neighborhood	C-2, General Commercial District	Undeveloped
<b>South</b>	Mixed-Use commercial	C-2, General Commercial District	Existing Commercial and Vacant Land
<b>East</b>	Mixed-Use commercial	C-2, General Commercial District	Undeveloped
<b>West</b>	Mixed-Use commercial	C-1, Neighborhood Commercial District and PUD, Planned Unit Development District	Existing Commercial and Single-Family Residential

**DEPARTMENT COMMENTS:**

<b>DEPARTMENT</b>	<b>COMMENTS</b>
Public Works:	See attached memorandum.
Police:	No Comment.
Fire:	No Comment.
Clark County School District:	No Comment.
Clark County Department of Aviation:	No Comment.

**ANALYSIS**

The applicant is requesting consideration for a single-lot commercial tentative map. The applicant currently has an approved parcel map (PM-1514) which subdivided the parcel (139-04-201-017) into three (3) lots, however the new parcel numbers have not been assigned by Clark County. The applicant is proposing a single-lot commercial tentative map of 8.42 acres on lot no. 3. Lot 3 is an approximate 274 foot deep lot that runs from Clayton Street to Scott Robinson Boulevard. The proposed uses have not been identified but will be retail and restaurant/fast food restaurant in nature, which is similar to the developing commercial to the south. The site to the north (Lot 1) does have a

tentative map (T-MAP-12-2020) for an 87-lot residential subdivision, which is also on tonight's agenda for consideration. The subject site has a land use designation of Mixed-Use Commercial and a zoning designation of C-2, General Commercial District.

The purpose of the C-2, General Commercial District is to provide for the development of intense retail and services that will serve as major community cores. These areas can only be developed where arterial streets can accommodate the very heavy traffic generated by such development. This section of Craig Road is one of the more intense commercial areas within the City and a single-lot commercial development is appropriate. The applicant has not identified any commercial uses at this time but will be required to comply with the proposed C-2, General Commercial District zoning regulations.

Public Works has reviewed the submitted tentative map and is recommending approval subject to conditions. The proposed tentative map is consistent with the proposed land use and zoning for the subject site. Staff has no objections to the proposed tentative map.

## **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.

### ***Public Works:***

2. When submitting the final map to the Department of Public Works for review, the owner/developer must provide a copy of the Covenants, Conditions, Restrictions and Easements that will establish the provisions for cross access, surface and/or underground drainage facilities, utilities crossing property lines, and the development and maintenance of the property improvements. The document must be recorded prior to the recordation of the final map.
3. This project shall comply with the General Provisions and Conditions of the *City of North Las Vegas Water Service Rules and Regulations* and the *Design and Construction Standards for Wastewater Collection Systems*.

4. Submittal of a Hydraulic Analysis per the *Uniform Design and Construction Standards (UDACS) for Potable Water Systems* is required and will be subject to the review and approval of the Utilities Department.
5. All known geologic hazards shall be shown on the civil improvement plans. Subsequent identification of additional hazards may substantially alter proposed site plans not containing this information.
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.
7. At the time of development, dedication and construction of the following streets and/or half streets is required per the Master Plan of Streets and/or Highways and City of North Las Vegas Municipal Code section 16.24.100:
  - a. Clayton Street (sidewalk)

**ATTACHMENTS:**

Public Works Memorandum

Letter of Intent

Tentative Map

PM-1514

Clark County Assessor's Map

Location and Comprehensive Plan Map