



Planning Commission Agenda Item

Date: September 08,
2021

Item No: 13.

TO: Planning Commission

FROM: Marc Jordan, Director Land Development & Community Services
Prepared By: Amy Michaels

SUBJECT: FDP-08-2021 TROPICAL LOSEE ANIMAL HOSPITAL. Applicant: Dr. Kurt Mychajlonka, D.V.M. Request: A final development plan in a PUD (Planned Unit Development District), to develop an animal hospital with boarding facility. Location: Northwest corner of Tropical Parkway and Losee Road. Ward 4.

RECOMMENDATION: APPROVAL WITH CONDITIONS

PROJECT DESCRIPTION: (APN 124-26-605-007)

The applicant is requesting Planning Commission approval for a Final Development Plan that will contain a 8,752 square foot animal hospital and boarding facility in a PUD, Planned Unit Development. The proposed development is located at the northwest corner of Tropical Parkway and Losee Road.

RELATED APPLICATIONS:

Application #	Application Request
N/A	

BACKGROUND INFORMATION:

Previous Action
Ordinance No. 1411 (ZN-34-97) was approved by the City Council on June 21, 2000.
On June 21, 2000 the City Council approved a PUD, Planned Unit Development (ZN-34-97) to allow a hospital and commercial uses on approximately 19.62 acres.

GENERAL INFORMATION:

	Land Use	Zoning	Existing Use
Subject Property	Employment	PUD, Planned Unit Development District	Undeveloped
North	Employment	PUD, Planned Unit Development District	Undeveloped
South	Employment	PUD, Planned Unit Development District	Murphy Station and Undeveloped
East	Single-Family Medium	PUD, Planned Unit Development District	Undeveloped
West	Employment	PUD, Planned Unit Development District	Undeveloped

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:	No Comment.

ANALYSIS

The applicant is requesting Planning Commission approval for a final development plan that will consist of an 8,752 square foot animal hospital and boarding facility on 1.26 acres. The proposed building is located at the northwest corner of Tropical Parkway and Losee Road directly behind the Murphy Station.

According to the submitted final development plan, the animal hospital will be 8,752 square feet with a proposed future expansion of 4,400 square feet on the west side of the proposed building. The proposed final development plan shows access to the site through an existing shared drive with the Murphy Oil Express Convenience store. The shared access provides access to both Losee Road and Tropical Parkway.

Perimeter landscaping along Losee Road is fifteen (15) which includes the required five (5) foot sidewalk. The final development shows the sidewalk along Losee Road as existing; however the asphalt pathway that is located along Losee Road was installed by Public Works as a temporary safe routes path. The applicant will be required to install a five (5) foot concrete sidewalk located within the perimeter landscaping along Losee Road. The submitted final development plan provides six (6) feet of foundation landscaping at the entrance of the building. Landscaping within the parking lot is also provided and landscaping next to the trash enclosure.

The parking requirements for an animal hospital are calculated as a medical clinic. The parking is four (4) spaces plus one (1) for every 200 square feet. The animal hospital is 8,752 square feet and requires forty-eight (48) spaces. The final development plan provides approximately fifty-five (55) parking spaces, the parking is in compliance with code requirements. The applicant is required to provide bicycle parking; the animal hospital requires one (1) space. The final development does not contain the required bicycle parking however this can be reviewed at the time of the building permit process.

The applicant did provide elevations of the animal hospital building with the final development plan. The building has a stucco exterior with ceramic tile accents. The roof is generally flat with a parapet, however, they're hipped roof towers located at the east and west of the building. The color pallet shows various shades of browns and tans. The elevations appear to be in compliance with the commercial design standards of the code. However, final review of the colors will be reviewed with the building permit. The applicant did not provide elevations for the trash enclosure. The trash enclosure should use the same colors and materials of the primary building. This can reviewed at the time of the building permit process.

The final development appears to be in compliance with ZN-34-97 (Ordinance No. 1411). Staff recommends approval of the final development plan subject to conditions.

CONDITIONS:

Planning and Zoning:

1. Unless expressly authorized through a variance, waiver or another approved method, this development shall comply with all applicable codes and ordinances.
2. The applicant shall comply with all applicable conditions of approval for ZN-34-97 (Ordinance No. 1411).
3. The applicant is required to install the five (5) foot concrete sidewalk within the

perimeter landscaping along Losee Road.

Public Works:

4. 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.
5. Approval of a drainage study is required prior to submittal of the civil improvement plans. Conformance may require modifications to the site plan.
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.
7. 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. Losee Road (sidewalk, street lights)
8. The property owner is required to grant a public pedestrian access easement for sidewalk located within a common element when that sidewalk is providing public access adjacent to the right-of-way.
9. The property owner is required to grant roadway easement(s) for commercial driveways.
10. Property owner to grant a 5' PUE along property boundary adjacent to public right of way.
11. A revocable encroachment permit for landscaping within the public right of way is required.
12. The 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 submitted with civil improvement plans.

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.

ATTACHMENTS:

Ordinance No. 1411

Letter of Intent

Final Development Plan

Landscape Plan

Clark County Assessor's Map

Location and Zoning Map