



Planning Commission Agenda Item

Date: May 11, 2022

Item No: 20.

TO: Planning Commission

FROM: Marc Jordan, Director Land Development & Community Services
Prepared By: Robert Eastman

SUBJECT: ZN-40-2019 R5DC (Public Hearing). Applicant: R5 Development, LLC.
Request: An amendment to an existing PUD (Planned Unit Development District) to allow a vehicle washing establishment. Location: Northwest corner of Losee Road and Lone Mountain Road.

RECOMMENDATION: APPROVED WITH CONDITIONS

PROJECT DESCRIPTION: (124-35-803-009).

The applicant is requesting consideration to amend the approved and developing PUD, Planned Unit Development District on approximately 8.53 gross acres to allow a Vehicle Washing Establishment, in addition to the previously permitted Convenience Store with Gas Pumps. The Comprehensive Plan Land Use designation for the subject site is Mixed-Use Neighborhood.

BACKGROUND INFORMATION:

Previous Action
A neighborhood meeting was held on January 19, 2022 at 5:30 p.m. at the Alexander Library located at 1755 W. Alexander Road, North Las Vegas, NV 89032. The meeting summary stated that Councilwoman Pamela Goynes-Brown was in attendance but no neighbors attended the meeting.
On April 15, 2020 the City Council approved AMP-01-2020 a Land Use Amendment to change the land use from Single-Family Medium to Mixed-Use Neighborhood.
On April 15, 2020 the City Council approved Ordinance 3010 (ZN-04-2019) to allow 51 single-family homes and a convenience store with gas pumps on 6.8 acres.
On March 11, 2020 the Planning Commission approved T-1511, a tentative map for the 51 single-family homes.

RELATED APPLICATIONS:

Application #	Application Request
N/A	

GENERAL INFORMATION:

	Land Use	Zoning	Existing Use
Subject Property	Single-Family Medium	PUD, Planned Unit Development District	Undeveloped
North	Single-Family Low	PUD, Planned Unit Development District	Single-Family Homes
South	Employment	M-2, General Industrial District	Nevada Power
East	Neighborhood Commercial	C-1, Neighborhood Commercial	Undeveloped
West	Single-Family Low	PUD, Planned Unit Development	Single-Family Homes

DEPARTMENT COMMENTS:

Department	Comments
Public Works:	No Comment.
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 to amend a previously approved PUD to allow the addition of a single-bay drive-thru vehicle washing establishment (carwash) to be added to the commercial component of the development. Previously, on April 15, 2020, this PUD was approved for 51 single-family homes and a convenience store with gas pumps. The Comprehensive Plan Land Use designation for the subject site is Mixed-Use Neighborhood.

The subject site is approximately 1.5 acres in size and it is located at the northwest corner of Lone Mountain Road and Losee Road. The development surrounding the proposed site consists of the developing single-family homes of the PUD to the north and west; undeveloped property to the east; and Nevada Power located to the south.

The preliminary development plan only modifies the commercial component. The commercial component has an entry from Losee Road and one entry from Lone

Mountain Road. In general, staff supports the addition of the use to this Planned Unit Development however, modifications to the site plan are necessary.

The commercial portion of the site will be required to provide a 20 foot landscape buffer abutting the residential portion of the side and a decorative block wall to help shield the residential homes from the commercial development. Additionally, a 15-foot landscape buffer including the sidewalk adjacent to Losee Road and Lone Mountain Road is also required. The development is providing 29 to 30 feet of separation between the proposed car wash and the residential properties to the west. Twenty feet of this area is a detention / drainage area. According to the Public Works Department, this area cannot be landscaped as currently designed. The applicant must demonstrate compliance with the landscaped buffering requirements while meeting the drainage requirements from their drainage study.

The proposed convenience food store with gas pumps and carwash are required to provide one (1) parking space per 200 square feet of GFA. Additionally, two stacking spaces are required outside of the washing bay. The total gross square footage of both structures is 4,935 square feet. Therefore the site is required to provide 25 parking spaces. The site plan is providing 23 parking spaces and is not in compliance with the parking requirements. Additionally, the site plan is not providing a six (6) foot landscaped island at the end of the row of parking along the front of the convenience store.

The proposed amendment to the PUD, Planned Unit Development District is consistent with the proposed land use designation and should be compatible with the surrounding area. However, as currently designed the site does not meet code requirements for buffering or parking. The site plan can be modified to meet the requirements and not create a negative impact the other properties in the vicinity. The proposed project will be required to submit a final development plan for review. The final development plan must demonstrate compliance all applicable codes and ordinances as outlined in the analysis section.

Approval Criteria: (Zoning Map Amendments)

The Planning Commission may recommend approval, and the City Council may approve planned unit developments, if the planned unit development meets all of the following criteria:

1. The PUD addresses a unique situation, confers a substantial benefit to the City, or incorporates creative site design such that it achieves the purposes of this Code and represents an improvement in quality over what could have been accomplished through strict application of the otherwise applicable district or

development standards. Such improvements in quality may include, but are not limited to: improvements in open space provision and access; environmental protection; tree/vegetation preservation; efficient provisions of streets, roads, and other utilities and services; or increase choice of living and housing environments.

2. The PUD is consistent with the Future Land Use Map of the comprehensive master plan and the purposes of this code;
3. The PUD is consistent with the development standards in Section 17.24;
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 developments;
5. The PUD is not likely to result in significant adverse impacts upon the natural environment, or such impacts will be substantially mitigated;
6. The PUD 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 with uses on other properties in the vicinity of the subject tract.

CONDITIONS:

Note: The conditions below are the same conditions originally approved with Ordinance 3010 (ZN-40-19) with a new condition #4 and a modification to condition #5.

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 total number of lots shall not exceed 51.
3. Amenities shall be provided within the open space areas; at a minimum the following amenities shall be provided: age appropriate playground equipment with EPDM surfacing; shaded ramada area; picnic areas and barbeques; and dog stations.

4. A convenience store with gas pumps and single-bay carwash are permitted uses within the Planned Unit Development.
5. A Final Development Plan is required to be submitted and approved by Planning Commission demonstrating compliance with all requirements of the Planned Unit Development.

Public Works:

6. 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.
7. Approval of a drainage study is required prior to submittal of the civil improvement plans.
8. Proposed residential driveway slopes shall not exceed twelve percent (12%).
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 a pedestrian access easement for sidewalk located within a common element when that sidewalk is providing public access adjacent to the right-of-way.
11. The street names shall be in accordance with the North Las Vegas Street Naming and Address Assignment Standards, and must be approved by the City of Las Vegas Central Fire Alarm Office.
12. 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.

13. All driveway geometrics shall be in compliance with the *Uniform Standard Drawings for Public Works' Construction Off-Site Improvements* Drawing Number 222.1 and 222.
14. 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. Lone Mountain Road
 - b. Losee Road (sidewalk, street lights)
15. The public street geometrics and thickness of the pavement sections will be determined by the Department of Public Works.
16. Right of way dedication and construction of a bus turn-out with exclusive right turn lane is required on Lone Mountain Road per the *Uniform Standard Drawings for Public Works' Construction Off-Site Improvements* Drawing Number 234.4.
17. 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.
18. 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.
19. Appropriate subdivision and/or parcel mapping is required to complete this project. All mapping shall be in compliance with NRS Chapter 278 and the *City of North Las Vegas Municipal Code* and associated Master Plans in effect at the time of subdivision and/or parcel map approval.
20. All off-site improvements must be completed prior to final inspection of the first building.

ATTACHMENTS:

Letter of Intent

Ordinance 3010

Preliminary Development Plan

Neighborhood Meeting Summary Letter

Clark County Assessor's Map

Location and Zoning Map