

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

June 8, 2022

BRIEFING

5:30 p.m., Caucus Room, 2250 Las Vegas Boulevard North,
North Las Vegas, Nevada 89030

CALL TO ORDER

6:00 PM, Council Chambers, 2250 Las Vegas Boulevard North,
North Las Vegas, Nevada 89030

ROLL CALL

COMMISSIONERS PRESENT

Chairman Warner
Vice Chairman Berrett
Commissioner Calhoun
Commissioner Greer
Commissioner Guymon
Commissioner Kraft
Commissioner Riley (Via Phone)

COMMISSIONERS ABSENT

STAFF PRESENT

Land Development and Community Services Director Jordan
Planning and Zoning Manager Eastman
Senior Deputy City Attorney Moore
City Clerk Rodgers
Deputy City Clerk McDowell
Deputy City Clerk Rivera

PLEDGE OF ALLEGIANCE - BY INVITATION

Chairman Warner

PUBLIC FORUM

There was no public participation.

AGENDA

1. Approve Planning Commission Regular Meeting Agenda of June 8, 2022. (For Possible Action)

ACTION: APPROVED AS AMENDED; ITEM NO. 14 CONTINUED UNTIL JULY 13, 2022.

MOTION: Commissioner Greer

AYES: Chairman Warner, Vice Chairman Berrett, Commissioners Calhoun, Greer, Guymon, Kraft, Riley

NAYS: None

ABSTAIN: None

ABSENT: None

CONSENT AGENDA

2. Approve Planning Commission Regular Meeting Minutes of March 9, 2022. Citywide (For Possible Action)

ACTION: APPROVED

MOTION: Commissioner Kraft

AYES: Chairman Warner, Vice Chairman Berrett, Commissioner Greer, Guymon, Warner, Riley

NAYS: None

ABSTAIN: None

ABSENT: None

3. Approve Planning Commission Meeting Minutes of April 13, 2022. Citywide (For Possible Action)

ACTION: APPROVED

MOTION: Commissioner Kraft

AYES: Chairman Warner, Vice Chairman Berrett, Commissioners Calhoun, Greer, Guymon, Kraft, Riley

NAYS: None

ABSTAIN: None

ABSENT: None

BUSINESS

- 4. AMP-04-2022 ORCHARD CANYON II (Public Hearing). Applicant: Richmond American Homes. Request: An Amendment to the Comprehensive Master Plan to Change the Land Use Designation from Community Commercial to Single-Family Medium. Location: Southwest Corner of Lamb Boulevard and Tropical Parkway. (APN 123-30-701-001) Ward 1 (For Possible Action)**

Items number 4, 5 and 6 were discussed together under item 4 and voted upon separately.

Planning and Zoning Manager Eastman, stated that the applicant is requesting to amend the Comprehensive Land Use Map from Community Commercial to Single-Family Medium. The proposed amendment is for approximately 10.39 net acres at the southwest corner of Lamb Boulevard and Tropical Parkway. The applicant's letter of intent stated the land use amendment will allow a 53 lot single-family residential development. The subject parcel's current zoning is C-1, Neighborhood Commercial District. The applicant has also filed a request (AMP-04 -2022) to change the land use designation of the subject site from Community Commercial to Single-Family Medium. In addition, the applicant has filed an application (ZN-08-2022) to rezone the property from C-1, Neighborhood Commercial District to R-CL, Single-Family Compact Lot Residential District.

The subject site is located at the intersection of two arterials. Lamb Boulevard is a 120-foot street and Tropical Parkway is a 100-foot street. Normally this would support commercial land uses on the site. However, the site does not have access onto Lamb Boulevard. The Lamb Boulevard bridge touches down adjacent to this site and direct access to Lamb is not permissible. Additionally, Tropical Parkway is a residential street to the east of Lamb Boulevard. Therefore the site is not suitable for commercial development. The proposed Single-Family Medium land use is compatible with the surrounding neighborhood (as well as the companion zoning, ZOA-08-2022). The proposed R-CL, Single-Family Compact Lot Residential District is consistent with the proposed land use designation of Single-Family Medium. The City does not anticipate any adverse impacts on facilities or neighboring land uses surrounding the subject site and staff has no objections to the proposed request.

In addition, Mr. Eastman stated that in regards to the request for consideration to the tentative map, the proposed tentative map contains single-family lots that range in size from 5,226 to 7,194 square feet, with a typical lot size of 5,250 square feet (50' X 105'). However, the proposed site has some challenges to its development. There are two SNWA water lines (78" & 24" in diameter) running parallel to Lamb Boulevard through this site from the south, which then turn to run under Lamb Boulevard. The water pipe will not be moved. Additionally, there is a large existing drainage facility at the southeast corner of the site. The drainage facility is located along the southern portion of the parcel and currently sites on top of the water pipe, but the drainage for the site will be

changed to reduce the size of the facility and create more usable land. Modifications to the proposed tentative map are needed to incorporate the requirements created by the SNWA water lines, Lamb Boulevard Overpass and the drainage facility. Specific modifications include moving or widening Street "E" to ensure accommodations for all the utilities necessary for the homes are provided in the street and sidewalk areas of the development. Also, the intersection of Lamb Boulevard and Tropical Parkway was completed with construction of the Lamb Overpass. The intersection includes a unique sidewalk used to accommodate ADA requirements, this sidewalk should remain and be incorporated into the perimeter landscaping.

The private entry street is 60 feet in width and includes one 17' drive aisle, one 23' drive aisle and a 6' median. This design does not meet the requirements for the fire department and revision is needed. The revised design is also 60 feet in width, so the revision should be minor and can be reviewed with the civil improvement plans. The minimum lot area allowed within the R-CL District is 3,600 square feet with a minimum lot width of 40 feet. Therefore, all of the lots are in conformity with the requirements of the Title 17 development standards. The proposed tentative map is consistent with the proposed land use plan and zoning for the site. The lots, internal streets and open space areas comply with the development standards. The development is compatible with the neighborhood and the surrounding uses, approval is warranted.

Tony Celeste, 1980 Festival Plaza Drive, Suite 650, Las Vegas represented the applicant, Richmond American Homes and presented a map to staff and commissioners that demonstrated the Southwest Corner of Lamb Boulevard and Tropical Parkway. The applicant has agreed to the conditions and was available for questions.

Chairman Warner opened the public hearing and having no requests to speak, closed the public hearing.

ACTION: APPROVED; FORWARDED TO CITY COUNCIL FOR FINAL CONSIDERATION.

MOTION: Commissioner Greer

AYES: Chairman Warner, Vice Chairman Berrett, Commissioners Calhoun, Greer, Guymon, Kraft, Riley

NAYS: None

ABSTAIN: None

ABSENT: None

- 5. ZN-08-2022 ORCHARD CANYON II (Public Hearing). Applicant: Richmond American Homes. Request: A Property Reclassification from C-1 (Neighborhood Commercial District) to R-CL (Single-Family Compact Lot Residential District). Location: Southwest Corner of Lamb Boulevard and Tropical Parkway. (APN 123-30-701-001) Ward 1 (For Possible Action)**

Tony Celeste, 1980 Festival Plaza Drive, Suite 650, Las Vegas represented the applicant, Richmond American Homes. The applicant has agreed to the conditions and was available for questions.

Chairman Warner opened the public hearing and having no requests to speak, closed the public hearing.

ACTION: APPROVED; FORWARDED TO CITY COUNCIL FOR FINAL CONSIDERATION.

MOTION: Commissioner Kraft

AYES: Chairman Warner, Vice Chairman Berrett, Commissioners Calhoun, Greer, Guymon, Kraft, Riley

NAYS: None

ABSTAIN: None

ABSENT: None

- 6. T-MAP-05-2022 ORCHARD CANYON II. Applicant: Richmond American Homes. Request: A Tentative Map in a C-1 (Neighborhood Commercial District), Proposed property reclassification to R-CL (Single-Family Compact Lot Residential District), to allow a 53-Lot, Single-Family Subdivision. Location: Southwest Corner of Lamb Boulevard and Tropical Parkway. (APN 123-30-701-001) Ward 1 (For Possible Action)**

Tony Celeste, 1980 Festival Plaza Drive, Suite 650, Las Vegas represented the applicant, Richmond American Homes. The applicant has agreed to the conditions and was available for questions.

ACTION: APPROVED SUBJECT TO THE FOLLOWING CONDITIONS:

1. UNLESS EXPRESSLY AUTHORIZED THROUGH A VARIANCE, WAIVER OR ANOTHER APPROVED METHOD, THIS DEVELOPMENT SHALL COMPLY WITH ALL APPLICABLE CODES AND ORDINANCES.
2. COMMON ELEMENT "F" SHALL CONTAIN AT A MINIMUM: ONE AGE APPROPRIATE PLAY STRUCTURE WITH EPDM SAFETY SURFACING AND TWO BENCHES.

3. COMMON ELEMENT "C" SHALL CONTAIN: OPEN PLAY TURF AREAS, A DOG PARK, PET WASTE STATION AND BENCHES.
4. 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.
5. APPROVAL OF A DRAINAGE STUDY IS REQUIRED PRIOR TO SUBMITTAL OF THE CIVIL IMPROVEMENT PLANS.
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. ALL RESIDENTIAL DRIVEWAY GEOMETRICS SHALL BE IN COMPLIANCE WITH THE *UNIFORM STANDARD DRAWINGS FOR PUBLIC WORKS' CONSTRUCTION OFF-SITE IMPROVEMENTS* DRAWING NUMBER 222.
8. PROPOSED RESIDENTIAL DRIVEWAY SLOPES SHALL NOT EXCEED TWELVE PERCENT (12%).
9. 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.

10. 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*:

i. TROPICAL PKWY

11. A REVOCABLE ENCROACHMENT PERMIT FOR LANDSCAPING WITHIN THE PUBLIC RIGHT OF WAY IS REQUIRED, IF APPLICABLE.

12. 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, IF APPLICABLE.

13. ALL COMMON ELEMENTS SHALL BE LABELED AND ARE TO BE MAINTAINED BY THE HOME OWNERS ASSOCIATION.

14. COMMON ELEMENTS ARE REQUIRED TO BE PUBLIC UTILITY AND PUBLIC DRAINAGE EASEMENTS.

15. THE PROPERTY OWNER IS REQUIRED TO GRANT ROADWAY EASEMENTS WHERE PUBLIC AND PRIVATE STREETS INTERSECT.

16. A VACATION-PRE-APPLICATION WITH SUBSEQUENT FORMAL APPLICATION TO VACATE ANY PUBLIC RIGHT-OF-WAY OR EASEMENT(S) IS REQUIRED. [RIGHT TURN @ TROPICAL PKWY]

17. TO MINIMIZE CONFLICTS WITH DRY UTILITIES AND COMPLY WITH *UNIFORM STANDARD DRAWINGS FOR PUBLIC WORKS' CONSTRUCTION OFF-SITE IMPROVEMENTS* DRAWING NUMBER 501, THE ASPHALT WIDTH OF STREET "E" SHALL BE EXPANDED TO ACCOMMODATE THE EXISTING SNWA FACILITIES AND PROPOSED FUTURE UTILITIES WITHIN THIS ROADWAY.

18. A CONFORMING TENTATIVE MAP INCORPORATING THE CONDITIONS OF APPROVAL SHALL BE SUBMITTED FOR REVIEW AND APPROVAL TO THE DEPARTMENT OF PUBLIC WORKS AND LAND DEVELOPMENT & COMMUNITY SERVICES PRIOR TO SUBMITTAL OF THE PROJECT'S DRAINAGE STUDY.

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.

MOTION: Commissioner Greer
AYES: Chairman Warner, Vice Chairman Berrett, Commissioners Calhoun, Greer, Guymon, Kraft, Riley
NAYS: None
ABSTAIN: None
ABSENT: None

7. SUP-20-2022 PRIMROSE SCHOOL (Public Hearing). Applicant: Eig14t (8-14 Architect). Request: A Special Use Permit in an MPC C-1 (Master Planned Community Neighborhood Commercial District) to Allow a Child Care Facility. Location: Generally Located on the Northwest Corner of Centennial Parkway and Aliante Parkway. (APN 124-20-414-017) Ward 3 (For Possible Action)

Planning and Zoning Manager Eastman, stated that the applicant is requesting Planning Commission consideration of a special use permit to allow a child care facility within the Aliante Master Planned Community. The developments within the Aliante Master Planned Community are regulated by the Aliante Development Agreement supplemented by specific development standards, design guidelines, and master sign plans. According to the letter of intent, the building is designed to accommodate approximately 216 children. The proposed location of the child care facility is a developing five acre commercial center and the subject site within the center is approximately 1.97 acres. The center contains a Walgreens, a US Bank, and a Jack in the Box (UN-27-16). Both the Walgreens and the US Bank are principally permitted uses within the Aliante Development Agreement.

Architecturally, the submitted plans do not match the existing commercial center nor do they comply with the Aliante Commercial Design Guidelines. The submitted plans depict a traditional style schoolhouse with board and batten siding. The exterior façade should also have either a smooth coat stucco finish or a textured paint added to the proposed Hardie panels. Modifying the façade appearance with the aforementioned changes should match the existing commercial buildings and comply with the Aliante Commercial Design Standards. The recommended changes to the building elevations can be made during the building permit process. To ensure compatibility with the other buildings within the commercial center and the Aliante Commercial Design Standards modifications to the building design should be made.

In addition, Planning and Zoning Manager Eastman stated that the applicant is proposing to use a portion of the existing landscape buffer for the playground areas for the daycare facility. The outdoor playground areas should be reduced in size to not encroach on the perimeter landscape buffer. However, there are sparse areas that should be landscaped to ensure an adequate buffer from the residences to the north and west. Specifically, in addition to the double row of trees and pyracanthas, additional shrubs should be provided along the north and west property lines to provide 60% ground coverage within two years of planting. Staff recommends approval subject to the following conditions.

Mark Kellenberger, 1695 Twelve Mile Road, Berkley, MN represented the applicant, Eig14t (8-14 Architect), and stated that they are looking to develop the child care use in this area. Applicant has agreed to the conditions and is available for questions.

Chairman Warner opened the public hearing.

Hume Bates, 3005 Guilliemot Avenue, North Las Vegas stated that he currently resides behind this proposed childcare development, he will share a common wall. Speaker stated that he objects to this proposed development. He stated that the lot was originally classified as an MPC C1, Master Planned Community Neighborhood Commercial District. Mr. Bates has resided at his current residence since 2016, and even then, he was opposed when there was an adjustment made to allow the Jack in the Box restaurant in 2016. He stated that because of this there is now a rat problem in the area. In addition, Mr. Bates advised that he works from home as a Security Engineer and takes care of his elderly mother, and he is concerned about the noise. He wanted to know the amount of students that they are expecting to have and how the applicant will handle the traffic in the area. He advised that there are many other childcare facilities in the area and does not see the necessity to rezone this location when they are other facilities in the area.

Mark Kellenberger, 1695 Twelve Mile Road, Berkley, MN answered Mr. Bates concerns and stated that they are required and there is currently a traffic study being conducted. This is part of the building permit process. In regard to the shared wall, there will be a buffer that will consist of additional plant material. The representative believes that there is a need and desire for childcare use in the area. Mr. Kellenberger presented a map to staff and commissioners that demonstrated where the shared wall is located and where they plan to add additional plant material.

Chairman Warner closed the public hearing.

Commissioner Greer requested that the representative explain the map to Mr. Bates and the public.

Mark Kellenberger, 1695 Twelve Mile Road, Berkley, MN answered Commissioner Greer's question and informed the public where the buffer with additional plants would be located on the map. He stated that the playground area is used singularly, which means they would be used (1) classroom at a time. Mr. Kellenberger answered Commissioner Calhoun's question and stated that the playground area would be used on and off throughout the day and there would be a specific areas that divides the children by age. The playground equipment would be climbing and slides with shade structures. The building is currently licensed to have 216 students, but that can vary depending on the needs of the community. The operation hours of the proposed childcare facility are from 6:00am to 6:00pm. Mark Kellenberger answered Commissioner Guymon's question and stated that the dividing wall between the facility and the speaker's residence is 6 feet. The representative stated he did not have the plans for the playground equipment to be able to identify the height of the playground equipment. In addition, the representative stated that staff will be parking at the southwest corner of the site.

ACTION: APPROVED SUBJECT TO THE FOLLOWING CONDITIONS:

1. THAT, UNLESS EXPRESSLY AUTHORIZED THROUGH A VARIANCE, WAIVER OR ANOTHER APPROVED METHOD, THIS DEVELOPMENT SHALL COMPLY WITH ALL APPLICABLE CODES AND ORDINANCES.
2. OUTDOOR PLAY AREAS SHALL NOT ENCROACH ON THE EXISTING PERIMETER LANDSCAPE AREAS.
3. SHRUBS SHALL BE ADDED, TO PROVIDE 60% GROUND COVERAGE WITHIN TWO YEARS OF PLANTING, ALONG THE NORTHERN AND WESTERN PROPERTY LINES ADJACENT TO THE RESIDENCES.
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. A QUEUING ANALYSIS MAY BE REQUIRED.

MOTION: Commissioner Calhoun

AYES: Chairman Warner, Vice Chairman Berrett, Commissioners Calhoun, Greer, Guymon, Kraft, Riley

NAYS: None

ABSTAIN: None

ABSENT: None

8. SUP-23-2022 VERIZON BELMONT GREENFIELD (Public Hearing).

Applicant: Cellco Partnership, LLC. Request: A Special Use Permit in a C-2 (General Commercial District) to Allow a Public Utility Building, Structure or Equipment. Location: Southeast Corner of Las Vegas Boulevard North and Belmont Street. (APN 139-13-713-001) Ward 1 (For Possible Action)

Planning and Zoning Manager Eastman, stated that the subject property consists of one (1) parcel that is approximately 11.97 acres. The site plan also indicates the MSC facility and commercial development will be constructed in two phases. The first phase includes the MSC building and equipment as well as the proposed commercial at the corner of Las Vegas Boulevard and Belmont Street. The second phase includes an expansion of the MSC facility and a future commercial building pad at the corner of Las Vegas Boulevard and the Las Vegas Wash. In general the development and use are more industrial than commercial. Las Vegas Boulevard North is a commercial corridor for the City, and commercial development is important for this arterial. To ensure the commercial development occurs with the use permit, the Economic Development Division has created conditions of approval to help provide the incentives to create the commercial frontage on this parcel. In general the building is utilitarian and is industrial in appearance. Modifications to the building are needed to meet the commercial design standards. According to the applicant's letter of intent, the proposed use will contain five to ten employees and should not impact the neighborhood.

In addition, elevations for the proposed trash enclosure were not provided, but the enclosures are required to use similar materials and color palette as the principal building. There is also an elevation of the decorative screen wall. The applicant did not submit a landscape plan. Foundation landscaping and parking lot landscaping are also required. The applicant can address the landscaping and make the necessary changes to the site plan to accommodate the landscaping during the building permit process. Staff recommends approval subject to conditions.

Jennifer Lazovich, 1980 Festival Plaza Drive, Suite 650, Las Vegas represented the applicant, Cellco Partnership, LLC and thanked staff for working with the applicant with the plan and conditions in the staff reports. The representative has agreed to the conditions and was available for questions.

Chairman Warner opened the public hearing and having no requests to speak, closed the public hearing.

ACTION: APPROVED SUBJECT TO THE FOLLOWING CONDITIONS:

1. UNLESS EXPRESSLY AUTHORIZED THROUGH A VARIANCE, WAIVER OR ANOTHER APPROVED METHOD, THIS DEVELOPMENT SHALL COMPLY WITH ALL APPLICABLE CODES AND ORDINANCES.
2. ALL SCUPPERS AND DOWNSPOUTS SHALL BE INTEGRATED INTO THE BUILDING AND ADDITIONAL ARCHITECTURAL FEATURES ADDED TO COMPLY WITH THE COMMERCIAL DESIGN STANDARDS.
3. THE SCREEN WALL ELEVATION SHALL SUBSTANTIALLY COMPLY WITH THE PROPOSED BUILDING ELEVATIONS SUBMITTED AS PART OF THE SPECIAL USE PERMIT.
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.
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. 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.

8. THE PROPERTY OWNER IS REQUIRED TO GRANT A ROADWAY EASEMENT FOR COMMERCIAL DRIVEWAY(S).
9. 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.
10. ALL UTILITIES WILL BE STUBBED TO THE ENTIRETY OF THE COMMERCIAL SITE BY OR PRIOR TO THE ISSUANCE OF THE CO FOR THE PHASE I-MSC BUILD.
11. APPLICANT WILL CONSTRUCT AN 8 FOOT TALL DECORATIVE BLOCK WALL BETWEEN THE COMMERCIAL SITE AND THE MSC SITE, AS SHOWN ON THE PLANS. APPLICANT WILL INSTALL A 10-FOOT WIDE LANDSCAPE BUFFER FROM THE NORTH SIDE OF THE DECORATIVE BLOCK WALL FOR VISUAL SCREENING. THE DECORATIVE BLOCK WALL AND LANDSCAPING WILL BE COMPLETED PRIOR TO THE ISSUANCE OF THE CO FOR THE PHASE I-MSC BUILD.
12. APPLICANT SHALL HAVE THE FOLLOWING OPTIONS WITH REGARD TO THE DEVELOPMENT OF THE COMMERCIAL SITE:
 - a. PRIOR TO THE ISSUANCE OF THE CO FOR THE PHASE I-MSC BUILD:
 - (1) APPLICANT MAY SELL EITHER THE ENTIRETY OF THE COMMERCIAL SITE OR ONLY THE PHASE I COMMERCIAL PAD TO: (I) A DEVELOPER OR REAL ESTATE INVESTOR WHO HAS DEVELOPED COMMERCIAL PROJECTS IN NORTH LAS VEGAS WITHIN THE LAST 5 YEARS, (II) A CORPORATE OR REGIONAL OWNER/OCCUPIER THAT HAS A MINIMUM OF TEN COMPLETED COMMERCIAL PROJECTS IN NEVADA OR ITS SURROUNDING STATES (E.G. STARBUCKS, CHICK-FIL-A), OR (III) A DEVELOPER WITH SIMILAR QUALIFICATIONS OUTSIDE OF NORTH LAS VEGAS THAT HAS BEEN APPROVED BY THE CITY'S ECONOMIC DEVELOPMENT DIRECTOR OR DESIGNEE (EACH OF (I)-(III), A "QUALIFIED INVESTOR"). IF (A) THE

ENTIRE COMMERCIAL SITE IS SOLD, NO CONDITIONS WITH REGARD TO TIMING OF CONSTRUCTION OR OCCUPANCY OF THE COMMERCIAL SITE WILL BE PLACED ON THE APPLICANT FOR THE PHASE I-MSC BUILD OR ANY THE SUBSEQUENT PHASES OF THE MSC BUILD; OR (B) ONLY THE PHASE I COMMERCIAL PAD IS SOLD, NO CONDITIONS WITH REGARD TO TIMING OF CONSTRUCTION OR OCCUPANCY OF THE PHASE I COMMERCIAL PAD WILL BE PLACED ON THE APPLICANT ONLY WITH REGARD TO THE PHASE I-MSC BUILD; OR

(2) APPLICANT WILL COMPLETE THE CONSTRUCTION OF THE BUILDING SHELL ON THE PHASE I COMMERCIAL PAD (THE "PHASE I BUILDING") PRIOR TO THE ISSUANCE OF THE CO FOR THE PHASE I-MSC BUILD. THE PHASE I BUILDING WILL BE CONSTRUCTED IN SUBSTANTIAL CONFORMANCE TO THE PLANS AND ANY FURTHER CHANGES WILL BE REVIEWED BY CITY STAFF. TENANT CUSTOMIZATION AND/OR OCCUPANCY OF THE PHASE I BUILDING WILL NOT BE A REQUIREMENT OR CONDITION FOR THE ISSUANCE OF THE CO FOR THE PHASE I-MSC BUILD. APPLICANT WILL USE COMMERCIALY REASONABLE EFFORTS TO ENTER INTO A LEASE WITH A TENANT FOR THE PHASE I BUILDING WITHIN ONE (1) YEAR FROM THE ISSUANCE OF THE CO FOR PHASE I-MSC BUILD.

B. PRIOR TO THE ISSUANCE OF THE CO FOR THE PHASE II-MSC BUILD:

(1) APPLICANT MAY SELL TO A QUALIFIED INVESTOR EITHER (A) THE ENTIRETY OF THE COMMERCIAL SITE, OR (B) THE REMAINING PORTION OF THE COMMERCIAL SITE IF ONLY THE PHASE I COMMERCIAL PAD WAS PREVIOUSLY SOLD. IN THE EVENT OF A SALE, NO CONDITIONS WITH REGARD TO TIMING OF CONSTRUCTION OR OCCUPANCY OF THE COMMERCIAL SITE OR THE PHASE II COMMERCIAL PAD WILL BE PLACED ON THE APPLICANT FOR THE PHASE II-MSC BUILD OR ANY SUBSEQUENT PHASES OF THE MSC BUILD; OR

(2) APPLICANT WILL COMPLETE THE CONSTRUCTION OF THE BUILDING SHELL ON THE PHASE II COMMERCIAL PAD (THE "PHASE II BUILDING") PRIOR TO THE ISSUANCE OF THE CO FOR THE PHASE II-MSC BUILD. THE PHASE II BUILDING WILL BE CONSTRUCTED IN SUBSTANTIAL CONFORMANCE WITH THE PLANS SUBMITTED WITH A FUTURE APPLICATION AND ANY FURTHER CHANGES WILL BE REVIEWED BY CITY STAFF. TENANT CUSTOMIZATION AND/OR OCCUPANCY OF THE PHASE II BUILDING WILL NOT BE A REQUIREMENT OR CONDITION FOR THE ISSUANCE OF THE CO FOR THE PHASE II-MSC BUILD. APPLICANT WILL USE COMMERCIALY REASONABLE EFFORTS TO ENTER INTO A LEASE WITH A TENANT FOR THE PHASE II BUILDING WITHIN ONE (1) YEAR FROM THE ISSUANCE OF THE CO FOR PHASE II-MSC BUILD.

13. THE ECONOMIC DEVELOPMENT CONDITIONS NUMBERS 10 THRU 12 ARE SUBJECT TO MODIFICATION WITH THE WRITTEN APPROVAL FROM THE DIRECTOR OF ECONOMIC DEVELOPMENT.

MOTION: Commissioner Kraft
AYES: Chairman Warner, Vice Chairman Berrett, Commissioners Calhoun, Greer, Guymon, Kraft, Riley
NAYS: None
ABSTAIN: None
ABSENT: None

9. ZN-09-2022 ELYSIAN (Public Hearing). Applicant: The Calida Group. Request: A Property Reclassification from C-2 (General Commercial District) to a PUD (Planned Unit Development District), Consisting of a 222-Unit Multi-Family Development. Location: Located East of Clayton Street and Approximately 292 Feet North of Craig Road. (APN 139-04-201-022) Ward 4 (For Possible Action)

Planning and Zoning Manager Eastman, stated that the applicant's subject site consists of one (1) parcel that is approximately 8.2 gross acres. The proposed development is for a 222-unit multi-family complex with an overall density of 26.2 dwelling units per acre. The subject site is located within the North 5th Transit Corridor and Craig Ranch Activity Center. This area is planned for high capacity transit. East-west feeder connections such as Craig Road increase access to the transit corridor from other areas of the City. This Activity Center will be a central hub for transit and entertainment. The landscape plan also includes the landscape buffer areas along the north and south

property line, parking lot foundation and open space areas. The overall landscape plan does not provide the required 50% coverage of plants. The landscape areas may need to be adjusted with the additional open space and final locations for the trash enclosures. Any corrections to the landscape plan can be reviewed with the final development plan. The applicant is required to provide 88,800 square feet (400 square feet per unit) of open space for the development. Perimeter landscaping, parking areas, ornamental landscaped areas, any areas that are less than 20 feet in width and required balconies or patios cannot be counted toward the required open space.

In addition, the individual dwelling units in each building are accessed from a single internal hallway. The Multi-Family Design Standards require that no more than four dwelling units may be entered from a single hall, landing area or walkway. Exceptions to limited entry areas may be made for elevator buildings, congregate care or other arrangements for residents with special needs requiring common entry. Both residential buildings include enclosed staircases to access each of the floors. Building 1000, as it is referred to on the floor plans submitted, also includes three (3) elevators spaced throughout the building to access the multiple floors. Building 2000, as it is referred to on the floor plans submitted, does not include an elevator. An elevator to access all floors in Building 2000 should be added. The floor plans provided show unit plans with balconies only. The floor plan also included a unit summary table identifying each dwelling unit on the second and third floors with a balcony exceeding the forty square foot minimum and all first floor units with patios meeting or exceeding the eighty (80) square feet minimum. All 222 dwelling units will either a balcony or patio meeting the minimum square footage to comply with the multi-family design standards.

The applicant is proposing 423 parking spaces where 424 parking spaces are required. The applicant will need to include the additional parking space as part of the final development plan. The required number of parking spaces is calculated based on the following: one bedroom requires 1.5 spaces per unit; two bedroom requires 2 parking spaces per unit; three bedrooms or more requires 2.5 spaces per unit; and 0.25 per unit for guest parking.

Tony Celeste, 1980 Festival Plaza Drive, Suite 650, Las Vegas represented the applicant, The Calida Group and presented a map to staff and commissioners that demonstrated the site. The representative has agreed to the conditions and was available for questions.

Chairman Warner opened the public hearing. Having no requests to speak, the public hearing was closed.

ACTION: APPROVED; SUBJECT TO THE FOLLOWING CONDITIONS AND FORWARDED TO CITY COUNCIL FOR FINAL CONSIDERATION:

1. UNLESS EXPRESSLY AUTHORIZED THROUGH A VARIANCE, WAIVER OR ANOTHER APPROVED METHOD, THIS DEVELOPMENT SHALL COMPLY WITH ALL APPLICABLE CODES AND ORDINANCES.
2. THE FOLLOWING AMENITIES SHALL BE PROVIDED WITHIN THE OPEN SPACE AREAS: AGE APPROPRIATE PLAYGROUND EQUIPMENT WITH EPDM SURFACING; TURFED OPEN PLAY AREAS; SHADED PICNIC AREAS; AND DOG STATIONS.
3. BOTH RESIDENTIAL BUILDINGS SHALL INCLUDE AN ELEVATOR TO ACCESS ALL FLOORS OR THE BUILDINGS SHALL BE MODIFIED TO COMPLY WITH THE MULTI-FAMILY DESIGN STANDARDS.
4. 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.
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. 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. 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.
8. 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. CLAYTON ST. (SIDEWALK)
9. THE PROPERTY OWNER IS REQUIRED TO GRANT A ROADWAY EASEMENT FOR COMMERCIAL DRIVEWAY(S).
10. 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.
11. 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.

MOTION: Commissioner Kraft
AYES: Chairman Warner, Vice Chairman Berrett, Commissioners Calhoun, Greer, Guymon, Kraft, Riley
NAYS: None
ABSTAIN: None
ABSENT: None

**10. SUP-14-2022 ABUNDANT HEART COMMUNITY CHURCH (Public Hearing).
Applicant: Donald L. McCoy. Request: A Special Use Permit in an R-1
(Single-Family Low Density District) to Allow a Religious Institution
(Church). Location: Southwest Corner of Simmons Street and Gilmore
Avenue. (APN 139-08-201-006) Ward 2 (For Possible Action)**

Planner Dotson, stated that the property is zoned R-1, Single-Family Low Density District and the Comprehensive Master Plan Land Use designation for the subject site is Single-Family Low. Religious institutions may be located within residential zone districts with a special use permit. According to the letter of intent, the applicant intends to develop a 30,000 square foot, two-story facility, containing a church and a school. However, the special use permit application is for a church only. If the applicant intends on constructing a school, a separate special use permit is required. The applicant is aware and they are taking the necessary steps to obtain the additional special use permit. The building should also have a coherent design with a consistent level of detailing and finish on all sides. The perimeter, parking lot and foundation landscaping does not appear to meet the minimum 50% ground coverage requirement. The necessary modifications to the building design can be addressed during the building permit process.

In addition, access to the site is from two (2) driveways on Simmons Street and one (1) driveway on Gilmore Avenue. The parking requirement for a religious institution is one (1) off-street parking space for every four (4) seats based on the design capacity of the main assembly hall. The sanctuary is proposed to accommodate up to 500 seats. Therefore, the required parking for the church is 125 off-street spaces. The site plan has 121 parking spaces shown. The parking lot will need modifications to include the required number of parking spaces. This modification can be addressed during the building permit process.

The surrounding neighborhood includes Desert Horizons Park to the east, a single story residential subdivision to the north, a residential subdivision with both single story and two story homes to the west and an undeveloped parcel to the south. With minor modifications, the proposed church should not create a negative impact on the surrounding neighborhood. Staff supports and recommends approval with conditions.

Kim McCoy, 4017 California Condor Avenue, North Las Vegas represented the applicant, her husband, Pastor Donald L. McCoy, and stated that the church is excited about the future and they are anticipating changing lives in their community. She stated that this will be a Gospel Centered, Multi-Generational and Diverse Church. The church will provide breakfast, and school supplies; organize workshops, mental health services guided by licensed clinical psychologists. The aim of the facility is to house an elementary school and provide an afterschool program that provides tutoring.

Chairman Warner opened the public hearing.

Bill Neely, 2906 West Gilmore Avenue, North Las Vegas stated that he resides directly across the open lot and he does not support this new project. He stated that he feels that by having a church in this location it will attract more transient individuals to the location. He is concerned about transient individuals starting fires or littering in the streets. He stated that another concern is the amount of traffic on Gilmore Avenue where drivers tend to speed and the street is also unfinished. There are no curbs or sidewalks on that street, and he thinks people will begin to park their cars at that location, making the street narrow and difficult for cars to drive. He also stated that some of the homes are sinking in that area. He stated that when it rains, the street becomes very flooded and adding the church, it will aggravate their concerns.

William T.D. Hale, Jr., 2918 Gilmore Avenue, North Las Vegas stated that he resides directly across the open lot and he does not support this project. He stated that his concerns are with the height of the facility, which is 32 feet in height, and that it will tower over the homes in the location. He also stated that the current elevations of this site are high and adding the 32 feet on top of this will create a huge structure. He recommends limiting the height of the structure and architectural elements to be included to make it lower. In addition, he stated that the red brick that they are proposing will not coincide with the ones in the surrounding homes. He is also concerned about traffic and the children that walk to and from school. He recommends that the city finish the Gilmore Avenue street improvement project and address the flooding problem. Mr. Hale presented pictures to staff and commissioners that demonstrated a design of another local church that shows the color of the brick, a light post that is slanted, and a crack on the street.

Kim McCoy, 4017 California Condor Avenue, North Las Vegas stated that the applicant has done a geotechnical report about the soil which lists the cracks on the streets. She stated that the speakers are concerned about the transient people around the church and she explained that the church provides a pantry services where food is provided to the people in need. People who need food would call first before coming to pick up any items. The church's square feet will be reduced, and this will not be a brick building, but a steel building.

Planning and Zoning Manager Eastman, stated that with the construction of the church, any off-site improvements will be required to be built by the applicant. Additional projects that may be contemplated by the city would be a public works question.

Development and Flood Control Manager Escobedo, stated that any off-site improvements adjacent to the project will need to be completed as part of this project. In addition, they would have to provide a drainage and traffic study which will identify any adverse conditions that might need to be mitigated. As part of the city project on Gilmore Avenue, he is not aware of what the status of that project or the schedule

Kim McCoy, 4017 California Condor Avenue, North Las Vegas answered Commissioner Calhoun's questions and advised that they are currently holding services at the Masonic Lodge on West Colton location in North Las Vegas, and they are not experiencing any issues with transient individuals.

Planning and Zoning Manager Eastman, answered Commissioners Kraft question and stated that the maximum height in an R-1, Single-Family Low Density Residential District is 35 feet.

Commissioner Kraft advised that since the maximum is 35 feet, he does not think there will be an issue since the church will be 32 feet in height. He also addressed the representative and advised that they will need to complete a drainage and traffic study.

Planning and Zoning Manager Eastman, answered Commissioners Kraft question regarding the issue with the traffic signal. He stated that this is a public works issue, but if the traffic study indicates that a signal would be warranted, the applicant would be responsible for a portion.

Commissioner Kraft also mentioned that transient individuals are more likely to congregate on empty lots rather than in use buildings. He understands the concerns but believes that this project will mitigate that concern.

Commissioner Berrett stated on the record that this agenda item is to vote on whether or not they church can be developed at the proposed location, not on the design of the building.

Planner Dotson, advised that the use is what is being presented at the meeting, but during the building permit process is where they will discuss the designs, such as elevations. There are further steps before any design is approved.

Land Development & Community Services Director Jordan, advised that it might be a metal building but according to the elevation plans submitted by the applicant, shows brick veneer.

Chairman Warner closed the public hearing.

ACTION: APPROVED; SUBJECT TO THE FOLLOWING CONDITIONS:

1. UNLESS EXPRESSLY AUTHORIZED THROUGH A VARIANCE, WAIVER OR ANOTHER APPROVED METHOD, THIS DEVELOPMENT SHALL COMPLY WITH ALL APPLICABLE CODES AND ORDINANCES.

2. AN ADDITIONAL USE PERMIT IS REQUIRED IF THE APPLICANT INTENDS ON ADDING A SCHOOL TO THIS SITE.
3. 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.
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 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 AND UNIFORM STANDARD DRAWINGS FOR PUBLIC WORKS' CONSTRUCTION OFF-SITE IMPROVEMENTS DRAWING NUMBER 222.1. CONFORMANCE MAY REQUIRE MODIFICATIONS TO THE SITE.
6. ALL DRIVEWAY GEOMETRICS SHALL BE IN COMPLIANCE WITH THE APPLICABLE UNIFORM STANDARD DRAWINGS FOR PUBLIC WORKS' CONSTRUCTION OFF-SITE IMPROVEMENTS DRAWING NUMBERS.
7. THE PUBLIC STREET GEOMETRICS AND THICKNESS OF THE PAVEMENT SECTIONS WILL BE DETERMINED BY THE DEPARTMENT OF PUBLIC WORKS.
8. 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.
9. 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. GILMORE AVE.
 - B. SIMMONS ST. (SIDEWALK & STREETLIGHTS)

10. THE PROPERTY OWNER IS REQUIRED TO GRANT A ROADWAY EASEMENT FOR COMMERCIAL DRIVEWAY(S).

11. 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

MOTION: Commissioner Kraft

AYES: Chairman Warner, Vice Chairman Berrett, Commissioners Calhoun, Greer, Guymon, Kraft, Riley

NAYS: None

ABSTAIN: None

ABSENT: None

11. SUP-16-2022 MOBILITYWORKS (Public Hearing). Applicant: WMK, LLC. an Ohio Limited Liability Company, dba Mobility Works. Request: A Special Use Permit in an M-2 (General Industrial District) to Allow a Vehicle, Boat, or Recreational Vehicles Sales, and Rental Lot (Outdoor). Location: 3575 West Cheyenne Avenue, Suite 105. (APN 139-17-101-005) Ward 2 (For Possible Action)

Planner Dotson, stated the applicant is requesting approval of a special use to allow an outdoor vehicle, boat, or recreational vehicle sales, and rental lot. Specifically, the applicant Mobility Works, intends to display wheelchair vans for sale on a 4.77-acre site located at 3575 West Cheyenne Avenue, Suite 105 in the Cheyenne Airport Center. Fifteen (15) wheelchair vans outside along Cheyenne Avenue will be displayed and twenty (20) vehicles will be stored in the rear parking lot within the existing industrial complex. The outdoor display for the vehicle sales is in conjunction with an existing service performed by Mobility Works outfitting vehicles with wheelchair lifts and other accessories. The existing services are performed within the building. The subject site is a portion of a large industrial complex, Cheyenne Airport Center, which includes six (6) existing buildings and an undeveloped parcel for a future building. The parking requirement for the industrial complex is 1 parking space per 1,000 square feet of industrial use and 1 parking space per 500 square feet of accessory office use. The area where the vehicle sales outdoor display will be located has 264 parking spaces for the 66,260 square feet of industrial buildings. The use is compatible with the existing uses of the industrial complex and the surrounding neighborhood. Staff recommends approval subject to conditions.

Brian Wolfe, 6586 Escondido Street, Las Vegas represented the applicant, WMK, LLC an Ohio Limited Liability Company, dba Mobility Works. The representative has agreed to the conditions and was available for questions.

Chairman Warner opened the public hearing. Having no requests to speak, the public hearing was closed.

ACTION: APPROVED SUBJECT TO THE FOLLOWING CONDITIONS:

1. UNLESS EXPRESSLY AUTHORIZED THROUGH A VARIANCE, WAIVER OR ANOTHER APPROVED METHOD, THIS DEVELOPMENT SHALL COMPLY WITH ALL APPLICABLE CODES AND ORDINANCES.
2. THE OUTSIDE DISPLAY OF VEHICLES SHALL BE LIMITED TO NO MORE THAN FIFTEEN (15) VEHICLES, AND SHALL BE LIMITED TO WHEELCHAIR VANS/MINIVANS.

MOTION: Vice Chairman Berrett

AYES: Chairman Warner, Vice Chairman Berrett, Commissioners Calhoun, Greer, Guymon, Kraft, Riley

NAYS: None

ABSTAIN: None

ABSENT: None

12. SUP-14-2020 MLK & ALEXANDER (Public Hearing). Applicant: Majed Khater / MK Architecture LLC. Request: An Extension of Time for a Special Use Permit in a C-1 (Neighborhood Commercial District) to Allow a Convenience Food Store with Gas Pumps. Location: Northeast Corner of Martin L King Boulevard and Alexander Road. (APN 139-04-818-003) Ward 4 (For Possible Action)

Planner Dotson, stated that the applicant is requesting Planning Commission approval for an extension of time for a previously approved special use permit to allow a convenience food store with gas pumps on the northeast corner of Martin L King Boulevard and Alexander Road. The site will be developed with a 5,000 square foot convenience food store with six (6) fueling stations. The neighborhood has not substantially changed since the special use permit was previously approved in 2020. The proposed use is consistent with the C-1, Neighborhood Commercial District zoning designation and the use is compatible with the surrounding area. The Planning Commission originally approved a special use permit (UN-47-06) to allow a 3,700 square foot convenience food store with six (6) gas pumps and a special use permit (UN-48-06) to allow an automatic car wash on June 14, 2006. Those special use permits have since expired for those uses.

In addition, the proposed elevations of the convenience food store demonstrate the elevation materials as stucco and stone veneer. The applicant should use stone veneer on the rear façade to provide more articulation as shown on the front of the building. The proposed site plan provided foundation landscaping, however the foundation landscaping is not adequate. The applicant will need to provide adequate foundation landscaping per code which can be reviewed at the time of building permit. Staff has no objections to this special use permit request, it is compatible with the surrounding zoning and land use and recommends approval subject to conditions.

Majed Khater, 50 East Serene Avenue #414, Las Vegas represented is the applicant and stated that they are working with the building department on all the conditions they need to meet. The representative has agreed to the conditions and was available for questions.

Chairman Warner opened the public hearing. Having no requests to speak, the public hearing was closed.

ACTION: APPROVED SUBJECT TO THE FOLLOWING CONDITIONS:

1. UNLESS EXPRESSLY AUTHORIZED THROUGH A VARIANCE, WAIVER OR ANOTHER APPROVED METHOD, THIS DEVELOPMENT SHALL COMPLY WITH ALL APPLICABLE CODES AND ORDINANCES.
2. TRASH ENCLOSURE EXTERIOR FINISH SHALL MATCH THE CONVENIENCE FOOD STORE BUILDING.
3. SIGNAGE FOR THE SITE SHALL BE IN COMPLIANCE WITH TITLE 17 REQUIREMENTS.
4. THE LANDSCAPE BUFFER ALONG THE EASTERN PROPERTY LINE ADJACENT TO THE RESIDENTIAL SHALL BE THIRTY-FIVE (35) FEET IN WIDTH.
5. 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.
6. APPROVAL OF A DRAINAGE STUDY IS REQUIRED PRIOR TO SUBMITTAL OF THE CIVIL IMPROVEMENT PLANS. CONFORMANCE MAY REQUIRE MODIFICATIONS TO THE SITE PLAN.

7. 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 PLAN.
8. 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, INCLUDING THROAT DEPTH REQUIREMENTS AS LISTED ON UNIFORM STANDARD DRAWINGS FOR PUBLIC WORKS CONSTRUCTION OFF-SITE IMPROVEMENTS DRAWING NUMBER 222.1.
9. THE PROPERTY OWNER IS REQUIRED TO GRANT A ROADWAY EASEMENT FOR COMMERCIAL DRIVEWAYS.
10. 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.

MOTION: Commissioner Kraft

AYES: Chairman Warner, Vice Chairman Berrett, Commissioners Calhoun, Greer, Guymon, Kraft, Riley

NAYS: None

ABSTAIN: None

ABSENT: None

13. **SUP-17-2022 TOMMY'S EXPRESS CARWASH (Public Hearing). Applicant: HC Klover Architect. Request: A Special Use Permit in a C-2 (General Commercial District) to Allow a Vehicle Washing Establishment. Location: Southeast Corner of North 5th Street and Deer Springs Way. (APN 124-23-316-010) Ward 4 (For Possible Action)**

Planner Dotson, stated that the applicant's letter of intent states that the applicant will construct a 4,550 square foot building containing a 122.5-foot washing tunnel on approximately 0.86 (37,250 square feet) acres. The proposed carwash will be set back from the perimeter streets are located within the interior of the parcel. All operations will take place at the rear of the building. The carwash will be located in an existing commercial center. The existing commercial center, Deer Springs Crossing, is approximately thirty-five (35) acres and has been under development for approximately

fifteen (15) years. The originally approved site plan allows for approximately 345,000 square feet of commercial. Since Kohl's was constructed in 2007 several dining establishments have been constructed including McDonalds, Subway, Panda Express and Sean Patrick's Pub & Grill. In addition to the dining establishments, there is also an auto service facility (Discount Tire), a Dollar Loan Center and a convenience store with gas pumps. The proposed vehicle washing establishment is not in conjunction with the existing convenience food store with gas pumps. The proposed use is a stand-alone facility. Access to the proposed vehicle washing establishment (car wash) is from existing shared driveways located on North 5th Street, Deer Springs Way and Rome Boulevard. Vehicle stacking would occur on the northwest side of the building and enter the building on the west side. Typically, the stacking area for the car wash includes an exit area before customers enter the washing tunnel. These exit areas are included in the event the customers decide not to enter the washing tunnel. The applicant should consider revising the site plan to include an exit area prior to the washing tunnel.

In addition, the proposed floor plan for the car wash includes a vacuum area. The site plan contains 12 vacuum parking spaces and when located adjacent to the building, the vacuums are set on the sidewalk and not within the parking space. Staff recommends approval subject to conditions.

Michael Twitchel, 8813 Penrose Lane #400, Lenexa, KS represented the applicant, HC Klover Architect and stated that they will pass along the condition to the applicant and was available for questions.

Chairman Warner opened the public hearing. Having no requests to speak, the public hearing was closed.

ACTION: APPROVED SUBJECT TO THE FOLLOWING CONDITIONS:

1. UNLESS EXPRESSLY AUTHORIZED THROUGH A VARIANCE, WAIVER OR ANOTHER APPROVED METHOD, THIS DEVELOPMENT SHALL COMPLY WITH ALL APPLICABLE CODES AND ORDINANCES.
2. BUILDING ELEVATIONS SHALL SUBSTANTIALLY COMPLY WITH THE PROPOSED BUILDING ELEVATIONS SUBMITTED AS PART OF THE SPECIAL USE PERMIT. A MODIFICATION TO THE COLOR PALETTE IS REQUIRED TO MATCH THE COLOR PALETTE OF THE DEER SPRINGS CROSSING COMMERCIAL CENTER.
3. ADJUST THE LOCATION OF THE TRASH ENCLOSURE TO ALLOW FOR SIX FEET OF LANDSCAPING ON ALL THREE SIDES THAT DO NOT INCLUDE THE GATE.
4. ADD FIVE FEET OF LANDSCAPING ADJACENT TO THE FIVE

VACUUM PARKING SPACES ALONG THE SOUTHEAST PROJECT BOUNDARY LINE.

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. APPROVAL OF A DRAINAGE STUDY IS REQUIRED PRIOR TO SUBMITTAL OF THE CIVIL IMPROVEMENT PLANS. CONFORMANCE MAY REQUIRE MODIFICATIONS TO THE SITE PLAN.

MOTION: Vice Chairman Berrett

AYES: Chairman Warner, Vice Chairman Berrett, Commissioners Calhoun, Greer, Guymon, Kraft, Riley

NAYS: None

ABSTAIN: None

ABSENT: None

14. **SUP-19-2022 U-HAUL (Public Hearing). Applicant: Steven Deutsch. Request: A Special Use Permit in a C-2 (General Commercial District) to Allow a Sign Height of 45 Feet Where a Maximum of 35 Feet is Allowed, and a Sign Area of 616 Square Feet Where a Maximum of 250 Square Feet is Allowed. Location: 6751 North 5th Street. (APN 124-22-701-007) Ward 4 (For Possible Action)**

ACTION: CONTINUED UNTIL JULY 13, 2022

15. **ZOA-03-2022 CNLV (Public Hearing). Applicant: City of North Las Vegas. Request: An Amendment to Title 17 (Zoning Ordinance) to Modify the RV Parking Requirements; Permitted Use Table; and Providing for Other Matters Properly Related Thereto. Citywide (For Possible Action)**

Planning and Zoning Manager Eastman, the City is proposing numerous amendments to Title 17 the Zoning Code: the largest changes include modifications to the permitted use table and to the recreation vehicle parking standards. Other minor changes are to remove some landscaping requirements in industrial developments and correct incorrect references in the code. One of the modification will require any restricted gaming "on-sale" use (tavern) within the RA / DC, Redevelopment Area / Downtown Core Subdistrict to have a restaurant. This is to prevent gaming dominated bars in the downtown area and promote restaurants within this neighborhood. Also, any vehicle service facilities, deferred deposit establishments, and auto title loan establishments

become not permitted within the RA /DC, Redevelopment Area / Downtown Core Subdistrict. The existing uses within the downtown area that are no longer permitted uses, will be considered legally non-conforming uses and will be “grandfathered.” Lastly, modification is to the RV parking requirements within the residential areas. The changes provide more flexibility for residences, by removing the lot width requirements, setback requirements, and driveway requirements. Any recreational vehicle will still be required to be parked or stored on a paved surface and the vehicle must be located behind the block wall on either the side or rear yard of the property. The other modifications are minor. Staff recommends approval and to be forwarded to City Council for final consideration.

Chairman Warner opened the public hearing. Having no requests to speak, the public hearing was closed.

ACTION: APPROVED; FORWARDED TO CITY COUNCIL FOR FINAL CONSIDERATION.

MOTION: Chairman Warner

AYES: Chairman Warner, Vice Chairman Berrett, Commissioners Calhoun, Greer, Guymon, Kraft, Riley

NAYS: None

ABSTAIN: None

ABSENT: None

STAFF ITEMS

Director Jordan wished the commission and early happy Fourth of July, and reminded the commissioners that the election for Chair and Vice Chair of the commission will happen at the next meeting.

COMMISSION ITEMS

There were no additional commission items.

PUBLIC FORUM

There was no public participation.

ADJOURNMENT

Chairman Warner adjourned the meeting at 7:27 PM.

APPROVED:

/s/
George H. Warner, Chairman

/s/
Deputy City Clerk, Daisy Rivera