



# Planning Commission Agenda Item

Date: August 10, 2022
Item No: 12.

**TO:** Planning Commission

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

**SUBJECT: T-MAP-15-2022 215 & PECOS.** Applicant: Legacy AK, LLC. Request: A tentative map in a C-2 (General Commercial District), to allow a 2-lot, commercial subdivision. Location: Southwest corner of Pecos Road and Rome Boulevard. Ward 4. (For Possible Action)

**RECOMMENDATION: APPROVE WITH CONDITIONS**

**PROJECT DESCRIPTION:** (APNs 124-24-701-005 and 124-24-701-006)

The applicant is requesting consideration for a two-lot commercial subdivision for two parcels containing a total of approximately 20.8 acres located at the southwest corner of Decatur Boulevard and Grand Teton Drive. The property is zoned C-2, General Commercial District and is also governed by a development agreement. The Comprehensive Master Plan Land Use designation for the site is Community Commercial. This area is identified as the Job Creation Zone South.

**BACKGROUND INFORMATION:**

Previous Action
On the April 20, 2022 City Council approved a Development Agreement for an approximate 135 acre job creation zone south to develop a healthcare, research, and business campus. The campus will also contain supporting commercial retail and dining options for the campus and community.
On April 1, 2020 City Council approved an amendment to the Comprehensive Plan (AMP-16-19) modifying the land use designation from Mixed-Use Neighborhood, Mixed-Use Employment and Mixed-Use Commercial to Community Commercial for the subject site.
On April 1, 2020 City Council approved Ordinance 3012 (ZN-42-19) rezoning the subject site from the O-L, Open Land District to the C-2, General Commercial District.
On April 1, 2020 City Council approved an amendment to the Master Plan of Streets and Highways to remove a portion of Palmer Street from Rome Boulevard to Dorrell Lane; remove a portion of Dorrell Lane from Statz Street to Pecos Road and remove the former

Deer Springs alignment from Statz Street to Pecos Road.

**RELATED APPLICATIONS:**

Application #	Application Request
T-MAP-16-2022	A tentative map in a C-2 (General Commercial District), to allow a 1-lot commercial subdivision. Location: Northwest corner of Pecos Road and Deer Springs Boulevard.

**GENERAL INFORMATION:**

	Land Use	Zoning	Existing Use
Subject Property	Community Commercial	C-2, General Commercial District	Undeveloped
North	Community Commercial	C-2, General Commercial District	Undeveloped
South	Community Commercial	R-3, Multi-Family Residential & M-1, Business Park Industrial Districts	Existing Single-Family Residential & Undeveloped
East	Public / Semi-Public	O-L, Open Land District	Undeveloped
West	Mixed-Use Neighborhood	PUD, Planned Unit Development District	Existing Single-Family Residential

**DEPARTMENT COMMENTS:**

Department	Comments
Public Works:	See Public Works Memorandum.
Police:	No Comment.
Fire:	No Comment.
Clark County Department of Aviation:	No Comment.
Clark County School District:	No Comment.

## **ANALYSIS:**

The applicant is requesting consideration for a two-lot commercial subdivision for two parcels containing a total of approximately 20.8 acres located at the southwest corner of Decatur Boulevard and Grand Teton Drive. The property is zoned C-2, General Commercial District and is also governed by a development agreement. The Comprehensive Master Plan Land Use designation for the site is Community Commercial. This area is identified as the Job Creation Zone South.

In 2014, the United States Congress designated 640 acres of land within the City of North Las Vegas as the Job Creation Zone (JCZ). Approximately 135 acres of the JCZ is located across Pecos Road from the VA North Las Vegas Medical Center. This portion of the Job Creation Zone has been identified as the Job Creation Zone South. The remainder of the JCZ is located north of the CC-215 Beltway. As Congress designated this land for job creation, the property must only be developed with non-residential uses. The current land use designation of Community Commercial and the zoning classification of C-2, General Commercial do not allow residential uses.

At the January 5, 2022 City Council meeting, City Council adopted Resolution No. 2680, accepting the offer to purchase Job Creation Zone South (135 acres). Following the adoption of Resolution No. 2680, City Council approved a development agreement with the applicant to develop the Job Creation Zone South as a premier healthcare, research, and business campus with supporting commercial retail uses.

The subject site is also located within an area known as the Deer Springs District. The City recently completed the Deer Springs District Livable Centers Study (Study). The Study is intended help create a mixed-use neighborhood with increased transportation options and enhanced walkability. The Deer Springs District when completed will encourage a healthier lifestyle with improved access to jobs and services. The Job Creation Zone South, is one of the key components of the Deer Springs District and will provide commercial uses and employment opportunities to the area.

The site contains two parcels split by Palmer Street. The larger portion is a 20.08 acre parcel with a smaller 0.76 acre parcel adjacent to Palmer Rach on the west side of Palmer Street. Access to the main parcel is from Pecos Road, Deer Springs Way and Rome Boulevard. The sidewalk along Pecos Road is adjacent to the curb. The sidewalks along all perimeter streets should be offset from the curb and include a five (5) foot landscape area.

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

proposed 2-lot 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, including the Valley Vista Master Planned Community Design Standards and Guidelines.

***Public Works:***

2. 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.
3. Approval of a drainage study is required prior to submittal of the civil improvement plans. Conformance may require modifications to the site plan.
4. 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.
5. All driveway geometrics shall be in compliance with the applicable *Uniform Standard Drawings for Public Works' Construction Off-Site Improvements* Drawing Numbers.
6. The roadway section geometrics depicted on the Tentative Map are incorrect. The public street geometrics, width of over-pave and thickness of the pavement sections will be determined by the Department of Public Works.
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. Rome Blvd.
  - b. Palmer St.
  - c. Pecos Rd.
  - d. Deer Springs Way

8. Full intersection improvements, including pavement transitions, are required at the intersection of Pecos Road and Deer Springs Way (Shelley Berkley Way).
9. Construction of a RTC bus turn-out is required on Pecos Road per the *Uniform Standard Drawings for Public Works' Construction Off-Site Improvements* Drawing Number 234.1.
10. Right of way dedication and construction of a RTC bus turn-out is required on Deer Springs Way east of Palmer Street per the *Uniform Standard Drawings for Public Works' Construction Off-Site Improvements* Drawing Number 234.1.
11. Construction of a right turn lane is required on Deer Springs Way at Pecos Road.
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.
13. When submitting the final map and associated civil improvement plans to the Department of Public Works for review, 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 and utilities crossing property lines, development and maintenance of the property and improvements. The document must be recorded upon approval of the final map.
14. The property owner is required to grant a roadway easement for commercial driveway(s).
15. A revocable encroachment permit for landscaping within the public right of way is required.
16. Prior to any onsite development, 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.

**ATTACHMENTS:**

Public Works Memorandum

Letter of Intent

Tentative Map

Assessor's Parcel Map

Location and Zoning Map