



Planning Commission Agenda Item

Date: September 14,
2022

Item No: 14.

TO: Planning Commission

FROM: Marc Jordan, Director Land Development & Community Services
Prepared By: Duane McNelly

SUBJECT: T-MAP-17-2022 LINK LOGISTICS GOWAN @ COMMERCE. Applicant: B9 Gowan Road Owner LLC c/o Link Logistics Real Estate. Request: A tentative map in an M-2 (General Industrial District), to allow a single-lot, commercial subdivision. Location: Northeast corner of Commerce Street and Gowan Road. (APNs 139-10-601-001 and 139-10-601-002) Ward 2. (For possible action)

RECOMMENDATION: APPROVAL WITH CONDITIONS

PROJECT DESCRIPTION: (APN 139-10-601-001 and 139-10-601-002).

The applicant is requesting approval of tentative map to combine two existing lots into a single-lot commercial subdivision on approximately 37.57 acres.

BACKGROUND INFORMATION:

Previous Action
N/A

RELATED APPLICATIONS:

Application #	Application Request
N/A	

GENERAL INFORMATION:

	Land Use	Zoning	Existing Use
Subject Property	Heavy Industrial	M-2, General Industrial District	Undeveloped
North	Heavy Industrial	M-2, General Industrial District	Manufacturing; Warehouse; Substation; Undeveloped
South	Heavy Industrial	M-2, General Industrial District	Concrete Batch Plant
East	Heavy Industrial	M-2, General Industrial District	Outdoor Storage
West	Single Family Medium	P.U.D.	Residential
	Multi-Family	R-CL	Perkins Elem. School
	Single Family Low	P.U.D.	Residential

DEPARTMENT COMMENTS:

Department	Comments
Public Works:	See 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 approval of a tentative map to combine two existing undeveloped parcels into a single-lot commercial subdivision on approximately 37.57 acres. The site is located at the northeast corner of Commerce Street and Gowan Road and is bordered by Gilmore Ave to the north and Goldfield Street to the east. According to the tentative map the applicant is proposing to construct three industrial warehouse buildings on the property. The subject parcels are presently undeveloped with a zoning classification of M-2, General Industrial District and a land use designation of Heavy Industrial. The developed properties to the north, south and east of the subject site are also zoned M-2, General Industrial District and have a land use designation of Heavy Industrial. West of Commerce Street, which is an eighty (80) foot right-of-way, there are

two residential developments separated by the Perkins Elementary School. It should be noted that the school is not fronting Commerce Street but is actually fronting Shadow Tree Street, which is approximately one-thousand (1,000) feet west of Commerce Street.

The proposed tentative map is consistent with the land use and zoning for the subject site. Consequently, staff has no objections to the request as the tentative map warrants approval.

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. 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 Number 222.1.
6. 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. Gowan Road (sidewalk/streetlights)
 - b. Commerce Street
 - c. Gilmore Avenue
 - d. Goldfield Street

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. Right of way dedication and construction of a RTC bus turn-out is required on Commerce Street north of Gowan Road per the *Uniform Standard Drawings for Public Works' Construction Off-Site Improvements* Drawing Number 234.1.
9. The public street geometrics and thickness of the pavement sections will be determined by the Department of Public Works.
10. The property owner is required to grant a roadway easement for commercial driveway(s).
11. Any existing roadway easements not needed for the project may be vacated.
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.

ATTACHMENTS:

Public Works Memorandum
Letter of Intent
Tentative Map
Clark County Assessor's Map
Location and Comprehensive Plan Map