



Planning Commission Agenda Item

Date: August 10, 2022

Item No: 13.

TO: Planning Commission

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

SUBJECT: **T-MAP-16-2022 215 & PECOS.** Applicant: Legacy AK, LLC. Request: 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 Way. Ward 4. (For Possible Action).

RECOMMENDATION: APPROVE WITH CONDITIONS

PROJECT DESCRIPTION: (APN 124-24-601-001)

The applicant is requesting consideration for a tentative map in a C-2, General Commercial District to allow a 1-lot commercial subdivision. The subject site is approximately 114.5 acres in size with a land use designation of Community Commercial. The subject site is located generally at the northwest corner of Pecos Road and Deer Springs Way. 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-15-2022	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

GENERAL INFORMATION:

	Land Use	Zoning	Existing Use
Subject Property	Community Commercial	C-2 , General Commercial District	Undeveloped
North	Mixed-Use Commercial and Public Right-of-Way	O-L, Open Land District	Undeveloped and Clark County 215 Beltway
South	Community Commercial and Mixed-Use Neighborhood	PUD, Planned Unit Development District and C-2, General Commercial District	Single Family Residential
East	Public/Semi-Public	PSP , Public/Semi-Public District	VA North Las Vegas Medical Center
West	Mixed-Use Neighborhood	PUD, Planned Unit Development District	Developing Single-Family and Multi-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 tentative map in a C-2, General Commercial District to allow a 1-lot commercial subdivision. The subject site is approximately 114.5 acres in size with a land use designation of Community Commercial. The subject site is located generally at the northwest corner of Pecos Road and Deer Springs Way. 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.

Access to the subject site will be from Pecos Road, Deer Springs Way and Statz Street. The street sections submitted as part of the proposed tentative map include a five-foot sidewalk along Pecos Street, Deer Springs Way and Statz Street. The sidewalks along Pecos Road and Statz Street are shown adjacent to the curb and the sidewalk along Deer Way includes an offset five (5) foot sidewalk. The sidewalks along all perimeter streets should be offset from the curb and include a five (5) foot landscape area. As the

Deer Springs District is planned to be a walkable community, the sidewalk along the north side of Deer Springs Way has been constructed as an eight (8) foot sidewalk adjacent to Villages of Tule Springs (Village Four); the North Ranch development by Del Webb and the Watercolor by Touchstone Development. The sidewalk along Deer Springs Way adjacent to the Job Creation Zone South should be increased in width to eight (8) feet to match the other developments within the Deer Springs District.

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 1-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.
2. A sidewalk eight (8) in width offset from the curb with five (5) feet of landscaping is required along Deer Springs Way.

Public Works:

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; 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 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.
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. Statz St.
 - b. Palmer St.
 - c. Pecos Rd.
 - d. Deer Springs Way
9. Full intersection improvements, including pavement transitions, are required at the intersection of Pecos Road and Deer Springs Way (Shelley Berkley Way).
10. Construction of a RTC bus turn-out is required on Deer Springs Way west of Pecos Road per the *Uniform Standard Drawings for Public Works' Construction Off-Site Improvements* Drawing Number 234.1.
11. Right of way dedication and construction of a RTC bus turn-out is required on Deer Springs Way west of Palmer Street per the *Uniform Standard Drawings for Public Works' Construction Off-Site Improvements* Drawing Number 234.1.
12. Construction of a right turn lane is required on Pecos Road at Deer Springs Way.
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.
14. 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.

15. The property owner is required to grant a roadway easement for commercial driveway(s).
16. A revocable encroachment permit for landscaping within the public right of way is required.
17. 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