



Planning Commission Agenda Item

Date: April 14, 2021

Item No: 23.

TO: Planning Commission

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

SUBJECT: FDP-03-19 (PZ67214) NWC ANN ROAD AND N 5TH STREET. Applicant: MEQ-Sedona, LLC. Request: An extension of time for a final development plan in a PUD (Planned Unit Development District) to develop a portion of the proposed commercial/retail. Location: Northwest corner of Ann Road and North 5th Street. (For possible action)

RECOMMENDATION: APPROVAL WITH CONDITIONS

PROJECT DESCRIPTION: (APN 124-27-801-009).

The applicant is requesting Planning Commission approval for an extension of time for a Final Development Plan to develop the proposed commercial/retail portion of the approved Sedona Ranch PUD, Planned Unit Development. Located on a 4.1 acre parcel at the northwest corner of Ann Road and North 5th Street.

BACKGROUND INFORMATION:

Previous Action
Ordinance No. 2970 (ZN-22-17) was approved by City Council on August 16, 2017.
ZN-22-17 was approved by City Council on August 16, 2017 for a property reclassification from PUD, Planned Unit Development District to a new PUD, Planned Unit Development District.
ZN-22-17 was approved by City Council on June 19, 2019 for an amendment to an existing PUD, Planned Unit Development District to remove 19.1 acres of residential and 2.6 acres of multi-family residential, leaving approximately 5.5 acres of commercial.

RELATED APPLICATIONS:

Application #	Application Request
N/A	

GENERAL INFORMATION:

	Land Use	Zoning	Existing Use
Subject Property	Mixed-Use Neighborhood	PUD, Planned Unit Development District	Undeveloped
North	Mixed-Use Neighborhood	PUD, Planned Unit Development District	Single-Family Homes
South	Neighborhood Commercial	PUD, Planned Unit Development District and C-1, Neighborhood Commercial District	Convenience Store and Undeveloped
East	Mixed-Use Neighborhood	PUD, Planned Unit Development District	Undeveloped
West	Mixed-Use Neighborhood	PUD, Planned Unit Development	Single-Family Homes

DEPARTMENT COMMENTS:

Department	Comments
Public Works:	See attached 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 Planning Commission approval for an extension of time for a final development plan to develop a portion of the proposed commercial/retail. The proposed site plan includes a convenience store with gas pumps, one fast food restaurant and four retail buildings. The proposed convenience store (UN-14-19) is approximately 3,200 square feet in size and will include 12 gas pumps. The fast food restaurant is approximately 2,000 square feet in size. The additional in-line pads are 6,000 to 10,000 square feet in size.

On August 16, 2017, the City Council approved a property reclassification from the R-E,

Ranch Estates District to the current zoning designation of PUD, Planned Unit Development District via Ordinance 2824 (ZN-22-17). The Sedona Ranch Planned Unit Development contains a mix of residential (710 single-family & 384 multi-family) dwellings and 22 acres of commercial development.

The proposed convenience store is located towards the corner of North 5th Street and Ann Road. The fast food restaurant and a proposed retail building is are in a line along Ann Road, with additional proposed retail space located north behind the pad sites. The gas pumps are located in front of the convenience store closest to North 5th Street.

Access is proposed by two driveways on Ann Road and one shared driveway located on North 5th Street. Interconnected pedestrian pathways are also shown throughout the proposed commercial center. Approximately 153 parking spaces are shown on the final development plan and two bicycle racks are provided with the two retail buildings. A commercial development is required one (1) bicycle parking space per 5,000 square feet of gross floor area. The proposed commercial development consists of 35,700 square feet and is required seven (7) bicycle parking space. This is a minor adjustment and can be addressed during building permit review.

The final development plan shows that approximately 25 to 29 feet of landscaping (including the sidewalk) is proposed next to North 5th Street and 20 feet is proposed next to Ann Road. In addition, approximately 10 - 28 feet of landscaping buffer is proposed next to the western residential property line, and the proposed northern residential property line. The required landscape buffer to a residential property is 20 feet and should be planted with 24 inch box trees. This is a minor adjustment and can be addressed during building permit review. Additional landscaped islands are shown at the end of all parking rows, and within landscaped diamonds within the parking lot.

Connectivity between the adjacent residential and commercial was required with the original PUD. The approved PUD contains a pedestrian path from the end of the cul-de-sac (just west of this site), that runs south to Ann Road. The applicant has proposed a pedestrian access that runs straight to building 4 and a trail connection to Ann Road, the proposed connections are in compliance with the PUD.

Building elevations show what appears to be a minimalist modern design with stucco exterior with corrugated metal panels at the entries to the buildings. Various decorative beltlines are also provided around the buildings to help break up the façade. A varying roof with a cornice element and roof is also shown on the elevations. A small colonnade is proposed over the entrance of the buildings. The proposed gas canopy contains stone columns with a painted metal canopy and cornice element. Building colors are shown in tans and browns. The overall height is approximately 23 to 25 feet to the top of the flat roof and the remaining portions of the buildings range between 18 and 20 feet. With entries up to 30 feet in height.

In general, staff has no objections to the proposed final development plan. However, there are a few corrections that are required for the proposed final development plan to comply with the conditions of approval and the current standards for commercial developments, all of which can be considered minor and reviewed with a building permit. However, all modifications will probably result in reducing the size of one or more of the proposed buildings. Those corrections are as follows:

- The Commercial Design Standards require a coherent design on all sides of the buildings. While staff has no objections to the design of the building, additional design features should be added to the rear of all the buildings. This can be considered minor and reviewed when building permits are submitted.
- The preliminary landscaping plan is generally acceptable, but modifications are required to comply with the design standards. As a result, a detailed review will be conducted of the landscaping plan when formally submitted with the building permit. Therefore, modifications are required as follows:

The buildings do not contain foundational landscaping. Landscaping of six (6) feet is required along the entire front of the store and entry of every building. Some has been provided on some of the buildings, but it is missing on some of the buildings.

The landscaping shown on the landscaping plan is conceptual but appears to be in compliance with the current Zoning Ordinance. The trees are generally acceptable; however, the additional shrubs and groundcovers may be required along the street frontage to provide 50% groundcover within 2 years of planting. A complete review will be completed with the Building Plan submittal.

The final development plan provides the locations of six (6) trash enclosures. Landscaped islands are required adjacent to both sides of a trash enclosure.

North 5th Street is not correctly displayed. The half street of North 5th is 75 feet in width. Within that 75 feet is ten (10) feet of landscaping, followed by a ten (10) foot sidewalk. Twenty feet of perimeter landscaping is required on the property adjacent to the sidewalk. There is adequate space on the site, but a modification to the final plan is required.

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. The applicant shall comply with all applicable conditions of approval for ZN-22-17 (Ordinance 2824).
3. Trash enclosures shall be relocated away from any street frontage and shall maintain a minimum distance of 50 feet from any residential district.

Public Works:

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. Appropriate mapping is required to create this parcel. 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. Conformance may require modifications to the site. Once the parcel is created, the property owner shall submit a tentative map to create a commercial subdivision.
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.
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.
9. The property owner is required to grant a roadway easement for commercial driveways.
10. 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. North 5th Street
 - b. Ann Road
11. The public street geometrics and thickness of the pavement sections will be determined by the Department of Public Works.

12. North 5th Street shall be constructed per the cross section defined in October 10, 2018 email, subject-Sedona Ranch Street and Landscaping Section.
13. Construction of a flared intersection is required along Ann Road and North 5th Street per the *Uniform Standard Drawings for Public Works' Construction Off-Site Improvements* Drawing Number 201.1 and 245.1.
14. Construction of a right turn lane on North 5th Street per the Uniform Standard Drawings for Public Works' Construction Off-Site Improvements Drawing Number 245.1.
15. Right-of-way dedication and construction of a RTC bus turn-out and right turn lane is required on Ann Road per the *Uniform Standard Drawings for Public Works' Construction Off-Site Improvements* Drawing Number 234.4.
16. 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.
17. 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
Original Fire Memorandum
Ordinance 2824 (ZN-22-17)
Letter of Intent
Site Plan
Building Elevations
Clark County Assessor's Map
Location and Zoning Map