



Planning Commission Agenda Item

Date: May 11, 2022

Item No: 6.

TO: Planning Commission

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

SUBJECT: T-MAP-03-2022 Carey/Simmons Industrial (Public Hearing). Applicant: Columbia Industrial Acquisition Company, LLC. Request: A tentative map in an R-1 (Single-Family Low Density District), to allow a one-lot commercial subdivision and for a future industrial project. Location: Northeast corner of Carey Avenue and Simmons Street. Ward 2.

RECOMMENDATION: APPROVAL

PROJECT DESCRIPTION: (APNs 139-17-701-001 and 139-17-801-004).

The applicant is requesting a tentative map in an M-1, Business Park Industrial District for a one-lot commercial subdivision on approximately 86.18 acres. The subject site consists of two (2) parcels generally located at the northeast corner of Carey Avenue and Simmons Street. The Comprehensive Master Plan Land Use designation for the subject site is Employment.

BACKGROUND INFORMATION:

Previous Action
A neighborhood meeting was held on March 9, 2022 at 5:30 p.m. at the Pearson Community Center located at 1625 W. Carey Avenue, North Las Vegas, NV 89032. The meeting summary from the applicant stated there were more than 25 neighbors in attendance. The meeting summary further stated that the neighbors expressed concerns with traffic on Carey Avenue; the financial and historical impact on the existing homes and neighbors of Windsor Park; landscape buffering; potential uses of industrial suites; and possible other uses for the space such as a community park or more residential homes.
On April 26, 2022, at 5:30 p.m., the applicant held a second neighborhood meeting at Pearson Community Center, located at 1625 W. Carey Avenue, North Las Vegas, NV 89032. The meeting summary from the applicant stated eleven (11) neighbors were in attendance. Several items were discussed with the neighbors. Discussions included the overall design of the project, traffic circulation, and community involvement by the developer.
In 2006, with the adoption of the Comprehensive Master Plan (AMP-40-06) the designated land use was changed to Mixed-Use Employment.

On July 10, 2019, Planning Commission approved ZN-26-19, a property reclassification from R-1 (Single-Family Low Density District) to M-1 (Business Park Industrial District)
On July 10, 2019, Planning Commission approved T-1497 to allow a single lot commercial subdivision (location southeast corner of Evans Avenue and Simmons Street).
On July 10, 2019, Planning Commission approved T-1498 to allow a single lot commercial subdivision (location northeast corner of Carey Avenue and Simmons Street).
On October 28, 2021, there was a Task Force (TF-27-2021) meeting was held for a property reclassification from R-1, Single Family Low Density District, to M-1, Business Park Industrial District to create an industrial business park.

RELATED APPLICATIONS:

Application #	Application Request
ZN-04-2022	A property reclassification from an R-1, Single Family Low Density Residential District to M-1, Business Park District.
AMP-01-2022	An amendment to the Master Plan of Streets & Highways to remove a portion of Cartier Avenue.

GENERAL INFORMATION:

	Land Use	Zoning	Existing Use
Subject Property	Employment	R-1, Single Family Low Density Residential District	Undeveloped
North	Mixed Use Commercial	M-1, Business Park Industrial District	Industrial Park and undeveloped
South	Single Family Low (up to 6 du/ac)	R-1, Single Family Low Density Residential District	Single family homes
East	Single Family Low (up to 6 du/ac), Open Space and Public / Semi - Public	R-1, Single Family Low Density Residential District	Single family homes, Walker Park, Greater Faith Baptist Church and Gilbert Magnet Elementary School
West	Public / Semi - Public	M-2, General Industrial District	North Las Vegas Airport, existing industrial with outdoor storage and SNWA Pump Station

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 consideration of a one-lot commercial tentative map. The applicant is proposing to combine two (2) undeveloped parcels totaling 86.16 acres located at the northeast corner of Carey Avenue and Simmons Street. The two parcels are currently spilt by Cartier Avenue, which the applicant is proposing to vacate to create a single parcel. The subject site is zoned M-1, Business Park Industrial District and has a land use designation of Employment. According to the letter of intent, the proposed one-lot commercial tentative map would be for a future industrial project.

The M-1, Business Park Industrial District is appropriate and compatible with the surrounding area. The future development of the site should meet all Industrial Design Standards including but not limited to landscaping, parking and building design, which will be addressed during the building permit review process.

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 and zoning for the subject site. The future industrial project is compatible with the surrounding area and will act as a transition from the more intensive uses around the North Las Vegas Airport to the west and the existing residential uses within the Windsor Park neighborhood. Staff has no objections to the proposed 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.

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. The proposed driveway on Clayton Street shall be located a minimum of 200 feet south of the driveway for Gilbert Elementary School.
6. All driveway geometrics shall be in compliance with the applicable *Uniform Standard Drawings for Public Works' Construction Off-Site Improvements* Drawing Number 222.1.
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. Simmons St.
 - b. Chamberlain Lane
 - c. Evans Ave.
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. The public street geometrics and thickness of the pavement sections will be determined by the Department of Public Works.
10. Right-of-way dedication and construction of a RTC bus turn-out is required on Simmons Street near W. Carey Ave per the *Uniform Standard Drawings for Public Works' Construction Off-Site Improvements* Drawing Number 234.1.
11. Right-of-way construction of a RTC bus turn-out is required on Simmons Street near Citizen Ave per the *Uniform Standard Drawings for Public Works' Construction Off-Site Improvements* Drawing Number 234.1.
12. Revise the stub streets to comply with the corresponding Tentative Map, Vacations and City of North Las Vegas modified stub street design which

features a minimum 24 foot back of curb radius and a maximum length of 150 feet, as measured from the back of curb of the intersecting street to the back of curb at the furthest point of the cul-de-sac. Make the necessary corrections or use a standard cul-de-sac design.

- a. West end of W. Cartier Ave.
 - b. West end of Hayworth Ave.
 - c. North end of Stanton Dr.
13. The property owner is required to grant a roadway easement for commercial driveway(s).
14. A portion of Cartier Avenue should be Vacated. A Vacation Pre-Application is required and should be submitted to the Real Property Services division prior to submitting a Vacation application.
15. 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

SNWA Memorandum

Letter of Intent

Tentative Map

Neighborhood Meeting Summary Letter (Dated March 9, 2022)

Neighborhood Meeting Summary Letter (Dated April 26, 2022)

Clark County Assessor's Maps

Location and Zoning Map