

**MINUTES
CITY OF NORTH LAS VEGAS
PLANNING COMMISSION REGULAR MEETING**

July 13, 2022

BRIEFING

5:30 p.m., Caucus Room, 2250 Las Vegas Boulevard North,
North Las Vegas, Nevada 89030

CALL TO ORDER

6:02 PM, Council Chambers, 2250 Las Vegas Boulevard North,
North Las Vegas, Nevada 89030

ROLL CALL

COMMISSIONERS PRESENT

Chairman Warner
Vice Chairman Berrett
Commissioner Calhoun
Commissioner Greer
Commissioner Guymon
Commissioner Kraft
Commissioner Riley

COMMISSIONERS ABSENT

STAFF PRESENT

Land Development and Community Services Director Jordan
Planning and Zoning Manager Eastman
Planner Dotson
Senior Deputy City Attorney Moore
City Clerk Rodgers
Deputy City Clerk McDowell
Deputy City Clerk Rivera

PLEDGE OF ALLEGIANCE - BY INVITATION

Commissioner Guymon

PUBLIC FORUM

There was no public participation.

ELECTION OF OFFICERS

1. Chairman (For Possible Action)

ACTION: APPROVED: GEORGE WARNER, CHAIRMAN

MOTION: Commissioner Greer

AYES: Chairman Warner, Vice Chairman Berrett, Commissioners Calhoun, Greer, Guymon, Kraft, Riley

NAYS: None

ABSTAIN: None

ABSENT: None

2. Vice Chairman (For Possible Action)

ACTION: APPROVED: JD CALHOUN, VICE CHAIRMAN

MOTION: Commissioner Greer

AYES: Chairman Warner, Vice Chairman Berrett, Commissioners Calhoun, Greer, Guymon, Kraft, Riley

NAYS: None

ABSTAIN: None

ABSENT: None

AGENDA

3. Approve Planning Commission Regular Meeting Agenda of July 13, 2022. (For Possible Action)

ACTION: APPROVED AS AMENDED - ITEM 21 CONTINUED UNTIL AUGUST 10, 2022

MOTION: Commissioner Kraft

AYES: Chairman Warner, Vice Chairman Berrett, Commissioners Calhoun, Greer, Guymon, Kraft, Riley

NAYS: None

ABSTAIN: None

ABSENT: None

BUSINESS

- 4. T-MAP-09-2022 LONE MOUNTAIN & ALLEN. Applicant: ACAK Irrevocable Trust. Request: A Tentative Map in a PUD (Planned Unit Development District), to Allow a 39-Lot, Single-Family Subdivision. Location: Generally North of Lone Mountain Road Between Willis Street and Kenny Way. (APNs 124-31-802-008 Through 124-31-802-011 and 124-32-401-005 and 124-32-401-006) Ward 3. (For Possible Action)**

Items number 4 and 5 were discussed together under item 4 and voted upon separately.

Planning and Zoning Manager Eastman, stated that the development is within a PUD, Planned Unit Development (ZN-15-2020). The PUD is also within the Ranch Estates Rural Preservation Overlay District. The applicant is requesting approval for a 39-lot residential tentative map on approximately 16.58 acres for a density of 2.35 dwelling units per acre. The conditions of the approved PUD required that all lots be a minimum of 14,500 square feet in area. Otherwise, the lots are supposed to meet the Ranch Estate zoning classification. However there are eight lots (13-20) that are 155 feet in width and 93 feet in depth. On July 6, 2022, the City Council approved Ordinance No. 3129 (ZN-15-2020) to reclassify the subject parcel from the R-E, Ranch Estates Residential District to a PUD, Planned Unit Development District to allow a 39-lot single family subdivision on 16.58 acres with a density of 2.29 dwelling units per acre. The tentative map and the final development do comply with the approved PUD, Planned Unit Development. The development is within the Ranch Estates Rural Preservation Overlay District. This requires rural standards to be used on all streets within the development. Therefore, the perimeter elements include a seven foot equestrian trail with eight feet of landscaping. In addition, along Lone Mountain Road and Allen Lane a five foot sidewalk is provided.

The proposed tentative map is consistent with the proposed land use plan and the Planned Unit Development for the site. All internal streets are 37 feet wide public streets without sidewalks. The lots, internal streets, connections to the perimeter and perimeter equestrian trails and elements areas comply with the development standards and the Ranch Estates Rural Preservation Overlay District. The development is compatible with the neighborhood and the surrounding uses, approval is warranted. The applicant has submitted two (2) single-story models ranging in size from 3,565 square feet to 4,000 square feet when a minimum of two (2) models are required for a development with 16 - 75 dwelling units. The two models are very large and do not fit all of the lots. The 3,565 square foot model has exterior dimensions of 68' width and 76' in depth, while the 4,000 square foot lot is 69 feet in width and 77' feet in depth. These two models do not fit on lots 13-20. The developer should provide additional models that can be used on the proposed lots. Architecturally, they do meet the single-family residential design standards. Staff is recommending approval of the final development plan with the modification to condition number 3.

Stephanie Allen, 1980 Festival Plaza Drive, Suite 650, Las Vegas represented the applicant, ACAK Irrevocable Trust and presented a map to staff and commissioners that demonstrated the property and surrounding neighborhood. Representative stated that this project started with a different applicant which conducted several neighborhood meetings. During these neighborhood meetings, residents expressed their concerns about ensuring that the applicant keep the development compatible with the neighborhood and the surrounding uses. The representative appreciated staff's recommendation for approval and was available for questions.

Chairman Warner advised that there were a few blue cards from the first public forum that were not addressed. Chairman Warner opened the public forum with approval from Senior Deputy City Attorney Moore.

Robert Cunningham, 6030 S. Jones Blvd, Las Vegas NV advised staff and commissioners that he represented the applicant for items 4, 5, 11, 12, 13, 16, 17 and 18. The representative will speak once his items are called by the commissioners.

Chairman Warner closed the public forum.

ACTION: APPROVED WITH CONDITIONS:

1. UNLESS EXPRESSLY AUTHORIZED THROUGH A VARIANCE, WAIVER OR ANOTHER APPROVED METHOD, THIS DEVELOPMENT SHALL COMPLY WITH ALL APPLICABLE CODES AND ORDINANCES.
2. APPROPRIATE MAPPING WILL BE REQUIRED TO COMBINE THE PARCELS AS WELL AS CIVIL IMPROVEMENT PLAN REVIEW.
3. THE PROPERTY OWNER IS REQUIRED TO GRANT ROADWAY EASEMENTS WHERE PUBLIC AND PRIVATE STREETS INTERSECT.
4. COMMON ELEMENTS SHALL BE LABELED AND ARE TO BE MAINTAINED BY THE HOME OWNERS ASSOCIATION.
5. THE PROPERTY OWNER IS REQUIRED TO GRANT A PUBLIC PEDESTRIAN ACCESS EASEMENT FOR SIDEWALK LOCATED WITHIN A COMMON ELEMENT WHEN THAT SIDEWALK IS PROVIDING PUBLIC ACCESS ADJACENT TO THE RIGHT-OF-WAY.
6. A REVOCABLE ENCROACHMENT PERMIT FOR LANDSCAPING WITHIN THE PUBLIC RIGHT OF WAY IS REQUIRED WHERE/IF APPLICABLE.

7. THE VACATION MUST RECORD CONCURRENTLY WITH THE FINAL MAP AND PRIOR TO THE CIVIL IMPROVEMENT PLANS.

MOTION: Commissioner Greer

AYES: Chairman Warner, Vice Chairman Berrett, Commissioners Calhoun, Greer, Guymon, Kraft, Riley

NAYS: None

ABSTAIN: None

ABSENT: None

5. **FDP-06-2022 LONE MOUNTAIN & ALLEN. Applicant: ACAK Irrevocable Trust. Request: A Final Development Plan in a PUD (Planned Unit Development District) to Develop 39 Single-Family Homes. Location: Generally North of Lone Mountain Road Between Willis Street and Kenny Way. (APNs 124-31-802-008 Through 124-31-802-011 and 124-32-401-005 and 124-32-401-006) Ward 3. (For Possible Action)**

Stephanie Allen, 1980 Festival Plaza Drive, Suite 650, Las Vegas represented the applicant, ACAK Irrevocable Trust and was available for questions.

ACTION: APPROVED PER AMENDED CONDITION NO. 3:

1. UNLESS EXPRESSLY AUTHORIZED THROUGH A VARIANCE, WAIVER OR ANOTHER APPROVED METHOD, THIS DEVELOPMENT SHALL COMPLY WITH ALL APPLICABLE CODES AND ORDINANCES.
2. COMPLY WITH REQUIREMENTS OF ORDINANCE NO. 3136 (ZN-15-2020).
3. ADD PEDESTRIAN CONNECTIONS TO THE TWO CUL-DE-SACS THAT BUT ALLEN LANE (MONTGOMERY CREEK AND ALLEN CREEK).

MOTION: Commissioner Calhoun

AYES: Chairman Warner, Vice Chairman Berrett, Commissioners Calhoun, Greer, Guymon, Kraft, Riley

NAYS: None

ABSTAIN: None

ABSENT: None

6. AMP-07-2022 KAVISON HOMES (Public Hearing). Applicant: Kavison Homes, LLC. Request: An Amendment to the Comprehensive Master Plan to Change the Land Use Designation from Single-Family Low to Single-Family Medium. Location: Southeast Corner of Simmons Street and San Miguel Avenue. (APNs 139-05-801-001 and 139-05-801-003) Ward 4. (For Possible Action)

Items number 6 and 7 were discussed together under item 6 and voted upon separately.

Planning and Zoning Manager Eastman, stated that the overall site is currently (2) parcels and the subject site is approximately 4.08 gross acres. The overall density of the proposed site is approximately 6.6 dwelling units to the acre. The surrounding area consists predominately of low-density single-family homes. However, Cheyenne High School is located directly across Simmons Street from the subject site. The surrounding area also includes Richard C. Priest Elementary and the commercial (retail/restaurants) located along Craig Road. This neighborhood includes both higher intensity uses and lower density residential subdivisions. Therefore the applicant is requesting the Single-Family Medium land use that will support up to 13 units to the acre. The proposed PUD/PID may be conditioned to allow a maximum density of 6.6 dwelling units per acre. The residential lots will range in size from 4,000 square feet to 6,942 square feet. The proposed minimum lot width is 40-feet. The lot dimensions are most similar to the lot dimension of R-CL, Single-Family Compact Lot which has a minimum lot width of 40-feet. The typical lot size adjacent to the east boundary of the subject site is 4,800 square feet and the typical lot size adjacent to the southern boundary is 4,200 square feet. The smallest lots within the proposed subdivision are 4,000 square feet.

The proposed subdivision's internal streets are 47-foot wide public streets with a five (5) foot sidewalk on each side of the street. Simmons Street, a 100-foot right-of-way, has an existing five (5) foot sidewalk along the southern portion of the subject site. Typically, when a sidewalk is required within the perimeter landscape area, it is centered between two approximately equal strips of landscaping. However, the existing portion of the sidewalk along Simmons Street is adjacent to the curb. Therefore, the new sidewalk to be constructed on Simmons Street along the northern parcel may also be located adjacent to the curb to match the existing conditions. The applicant is required to provide 8,100 square feet (300 square feet per dwelling unit) of common open space within the proposed subdivision. The preliminary development plan includes approximately 9,453 square feet of common open space. Neither the applicant's letter of intent nor the landscape plan submitted include the list of amenities to be provided within the common open space area. The applicant should include, at a minimum, the following amenities within common open space: a tot-lot with EPDM surfacing; an open play turf area; a barbeque area; a shaded ramada; benches; lighting and dog station areas. The final amenity list will be reviewed with the final development plan. Staff is recommending approval subject to the conditions listed.

Lexa Green, 1980 Festival Plaza Drive, Suite 650, Las Vegas represented the applicant, Kavison Homes, LLC Trust, and presented a map to staff and commissioners that demonstrated the property and surrounding neighborhood. She stated that the north lot is currently undeveloped and the south lot has an existing residential home. Applicant is requesting a zone changed and amendment to the existing plan. The lot to the north is currently zoned as R-1, Single-Family Low Residential District and the lot to the south is zoned as R-E, Ranch Estates Residential District. Applicant is requesting it to be change to a PUD / PID, Planned Unit Development / Planned Unit Development District. In addition, the applicant is also requesting a change to the Master Plan from Single-Family Low density to a Single-Family Medium density. The proposed lots range from 4,000 to 4,452 square feet, which is compatible with the surrounding homes in the area. The subject site overall has 4 acres which will meet the requirements for the PID, Planned Unit Development / Planned Unit Development District. The exterior of the homes are compatible with the surrounding area. The elevations submitted consist of stucco exteriors with concrete tile roofs and are gray tones in color. The representative appreciated staff's recommendation for approval and was available for questions.

Chairman Warner opened the public hearing and having no requests to speak, closed the public hearing.

ACTION: APPROVED

MOTION: Commissioner Kraft

AYES: Chairman Warner, Vice Chairman Berrett, Commissioners Calhoun, Greer, Guymon, Kraft, Riley

NAYS: None

ABSTAIN: None

ABSENT: None

- 7. ZN-15-2022 KAVISON HOMES (Public Hearing). Applicant: Kavison Homes, LLC. Request: A Property Reclassification from R-1 (Single-Family Low Density District) and R-E (Ranch Estates District) to a PUD / PID (Planned Unit Development / Planned Infill Development District), Consisting of a 27-Lot, Single-Family Subdivision. Location: Southeast Corner of Simmons Street and San Miguel Avenue. (APNs 139-05-801-001 and 139-05-801-003) Ward 4. (For Possible Action)**

Lexa Green, 1980 Festival Plaza Drive, Suite 650, Las Vegas represented the applicant, Kavison Homes, LLC and was available for questions.

Chairman Warner opened the public hearing and having no requests to speak, closed the public hearing.

ACTION: APPROVED WITH CONDITIONS:

1. UNLESS EXPRESSLY AUTHORIZED THROUGH A VARIANCE, WAIVER OR ANOTHER APPROVED METHOD, THIS DEVELOPMENT SHALL COMPLY WITH ALL APPLICABLE CODES AND ORDINANCES.
2. THE MAXIMUM DENSITY SHALL BE 6.6 DWELLING UNITS PER ACRE.
3. THE COMMON OPEN SPACE SHALL INCLUDE, AT A MINIMUM, THE FOLLOWING AMENITIES:
 - a. A TOT-LOT WITH EPDM SURFACING
 - b. AN OPEN PLAY TURF AREA
 - c. A BARBEQUE AREA
 - d. A SHADED RAMADA
 - e. BENCHES
 - f. LIGHTING
 - g. DOG STATION AREAS
4. ALL KNOWN GEOLOGIC HAZARDS SHALL BE SHOWN ON THE PRELIMINARY DEVELOPMENT PLAN, TENTATIVE MAP AND THE CIVIL IMPROVEMENT PLANS. GEOLOGICAL HAZARDS SUCH AS FAULT LINES OR FISSURES AFFECTING RESIDENTIAL STRUCTURES MAY SUBSTANTIALLY ALTER THE TENTATIVE MAP LAYOUT AND REQUIRE THE SUBMISSION OF A REVISED TENTATIVE MAP WHICH MUST BE APPROVED BY THE CITY PRIOR TO FINAL APPROVAL OF THE CIVIL IMPROVEMENT PLANS. THE FOOTPRINT OF PROPOSED STRUCTURES SHALL BE PLOTTED ON ALL LOTS IMPACTED BY FAULTS AND/OR FISSURES AND A MINIMUM WIDTH OF FIVE (5) FEET SHALL BE PROVIDED FROM THE EDGE OF ANY PROPOSED STRUCTURE TO THE NEAREST FAULT AND/OR FISSURE.
5. APPROVAL OF A DRAINAGE STUDY IS REQUIRED PRIOR TO SUBMITTAL OF THE CIVIL IMPROVEMENT PLANS.
6. 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.

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 MAPS REQUIRE MODIFICATIONS TO THE SITE.
8. PROPOSED RESIDENTIAL DRIVEWAY SLOPES SHALL NOT EXCEED TWELVE PERCENT (12%).
9. ALL RESIDENTIAL DRIVEWAY GEOMETRICS SHALL BE IN COMPLIANCE WITH THE *UNIFORM STANDARD DRAWINGS FOR PUBLIC WORKS' CONSTRUCTION OFF-SITE IMPROVEMENTS* DRAWING NUMBER 222.
10. 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 (SIDEWALK/STREETLIGHTS)
 - b. SAN MIGUEL AVE (SIDEWALK)
11. ALL OFF-SITE IMPROVEMENTS MUST BE COMPLETED PRIOR TO FINAL INSPECTION OF THE FIRST BUILDING.
12. THE CIVIL IMPROVEMENT PLANS FOR THE PROJECT SHALL INCLUDE SCHEDULE 40 PVC FIBER OPTIC CONDUIT ALONG SIMMONS STREET.
13. THE PROPERTY OWNER IS REQUIRED TO GRANT A PUBLIC PEDESTRIAN ACCESS EASEMENT FOR SIDEWALK LOCATED WITHIN A COMMON ELEMENT, OR ON PRIVATE PROPERTY, WHEN THAT SIDEWALK IS PROVIDING PUBLIC ACCESS ADJACENT TO THE RIGHT-OF-WAY.
14. A REVOCABLE ENCROACHMENT PERMIT FOR LANDSCAPING WITHIN THE PUBLIC RIGHT OF WAY IS REQUIRED, IF APPLICABLE.
15. ALL COMMON ELEMENTS SHALL BE LABELED AND ARE TO BE MAINTAINED BY THE HOMEOWNER ASSOCIATION.

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.

MOTION: Commissioner Kraft
AYES: Chairman Warner, Vice Chairman Berrett, Commissioners Calhoun, Greer, Guymon, Kraft, Riley
NAYS: None
ABSTAIN: None
ABSENT: None

8. **SUP-29-2022 WASHU CAR WASH (Public Hearing). Applicant: Steve Timmer. Request: A Special Use Permit in a C-2 (General Commercial District) to Allow a Vehicle Washing Establishment. Location: Southwest Corner of Centennial Parkway and Commerce Street. (APN 124-27-115-004) Ward 4. (For Possible Action)**

Planning and Zoning Manager Eastman, stated that the applicant is requesting a special use permit to allow a vehicle washing establishment (car wash) within a C-2, General Commercial District. The proposed car wash facility will include a 4,940 square foot building with a 130-foot washing tunnel. This car wash will be located at 325 Centennial Parkway on approximately 1.1 acres. The carwash will be located within an existing commercial center, Commerce Centennial Marketplace. There is an existing charter school also located within the commercial center approximately 580 feet west of the proposed car wash. As shown on the site plan, the car wash building is 130 feet in length and 38 feet in width. The applicant proposed elevations with an overall roof line that is twenty feet in height with the highest point of the building at 31'-8" feet in height. The building has a modern architectural design with an emphasis on the rectangular form with clean sharp lines. The design incorporates several horizontal lines to break up the building mass. The proposed elevations show the building is constructed with modular metal panels. The applicant is also proposing painted foam pop-outs and a stone veneer wainscoting as accents. The colors submitted are called out as grey, blue variations and white. The proposed site plan and building elevations are generally in compliance with the commercial design standards for a vehicle washing establishment. However, the Commerce Centennial Marketplace color palette is mostly shades of brown, tan, beige and maroon. Modifications to the proposed color palette are needed to match the existing buildings in the commercial center. Modifying the color palette is a minor change that can be addressed during the building permit process.

In addition, the site plan contains 20 vacuum spaces and 6 standard spaces for total of 26 parking spaces. Also shown on the site plan are 21 vehicle stacking spaces before the entrance to the car washing facility. The proposed site plan provides the required vehicle parking and stacking spaces. As shown on the site plan, the trash enclosure is located along Centennial Parkway adjacent to the entry driveway. Trash enclosures should be located away from all street fronts and primary driveway entrances. The trash enclosure should be relocated towards the rear of the subject site. Staff is recommending approval subject to the conditions listed.

George Rogers, 6325 S. Jones Blvd, Suite 100, Las Vegas represented the applicant, Steve Timmer. The representative appreciated staff's recommendation for approval and was available for questions.

Chairman Warner opened the public hearing and having no requests to speak, closed the public hearing.

Land Development and Community Services Director Jordan answered Commissioner Riley's question and stated that the special use permit that was previously approved for the applicant is not the one that was previously approved for a different applicant. The application commissioner Riley is referring to is for a special use permit for a different applicant that was approved in 2020. There were a lot of car washes approved in the last couple of years and cannot verify how many car washes are currently on Centennial Parkway. Jordan answered Commissioner Kraft's question regarding the application being a new one and not a continued application from another meeting.

George Rogers, 6325 S. Jones Blvd, Suite 100, Las Vegas represented the applicant and answered Commissioner Riley question and stated that there are no other car washes on Centennial Parkway and Commerce Street. As far as the question about car washes in the vicinity, the applicant and representative are not aware of the amount.

Commissioner Calhoun stated that across the street from this site, there is a car wash available.

Land Development and Community Services Director Jordan answered Commissioner Berett's question and advised that there has not been an approved application for a car wash to be built on Centennial Parkway. He stated that he looked on the Gizmo website and the only other car wash he could locate in that area is one that is attached to the See's Candies. He cannot find a stand-alone car wash on Centennial Parkway. Jordan answered Commissioner Riley's question stating that there was a car wash recently approved at the last Planning Commission that is in the Kohl's shopping center which is a stand-alone car wash.

Planning and Zoning Manager Eastman answered Commissioner Riley's question and stated that there are no other approved applications for a car wash on Centennial Parkway.

ACTION: APPROVED WITH CONDITIONS

1. UNLESS EXPRESSLY AUTHORIZED THROUGH A VARIANCE, WAIVER OR ANOTHER APPROVED METHOD, THIS DEVELOPMENT SHALL COMPLY WITH ALL APPLICABLE CODES AND ORDINANCES.
2. ALL QUEUING FOR THE CARWASH SHALL BE MAINTAINED ONSITE.
3. 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.
4. APPROVAL OF A DRAINAGE STUDY IS REQUIRED PRIOR TO SUBMITTAL OF THE CIVIL IMPROVEMENT PLANS.

MOTION: Commissioner Kraft
AYES: Chairman Warner, Commissioners Calhoun, Greer, Guymon, Kraft, Riley
NAYS: Commissioners Berrett
ABSTAIN: None
ABSENT: None

- 9. SUP-31-2022 CAMINO AL NORTE & RANCHO DEL NORTE (Public Hearing). Applicant: Dan Gluhaich. Request: A Special Use Permit in a PUD (Planned Unit Development District) to Allow a Convenience Food Store with Gas Pumps with a Waiver of the 400-Foot Proximity Distance Requirement from a Child Care Facility for an "Off-Sale" Beer-Wine Spirit Based Products License. Location: Northeast Corner of Camino Al Norte and Rancho Del Norte Drive. (APN 124-34-301-010) Ward 2. (For Possible Action)**

Planning and Zoning Manager Eastman, stated that the subject site includes an existing non-operational convenience food store with gas pumps which is located within an existing commercial center. Other uses located within the existing center (Rio Rancho Commercial Center) include Stepping Stones Childcare & Preschool, Domino's Pizza, Camino Al Norte Animal Hospital, North Star Bar and Grill, Crown Self-Storage and several auto service facilities. The existing daycare facility is located within 400-feet of the convenience food store with gas pumps. This overall development, Rancho Del Norte Site/Master Planned Community, was originally approved by City Council in 1988. It included a variety of land uses ranging from single family, multifamily to commercial development. The original zoning approval expired in 1991 and a revised development

plan (ZN-13-91) was approved by City Council in 1991 as Resolution of Intent 1597. The commercial uses approved in 1991 were very similar to the original concept plans of 1988. Planning Commission also approved a special use permit (UN-45-93) that included the convenience food store with gas pumps, a child care facility, a veterinarian clinic, and a mini-warehouse in 1993. At the time these entitlements were approved, the municipal code did not include a distance separation for a Beer-Wine “Off-Sale” liquor license to child care facilities. Currently, the municipal code requires a 400-foot distance separation from daycare. This convenience food store previously held a Beer-Wine “Off-Sale” liquor license until it closed in April 2020.

In addition, the existing convenience food store building elevation shows a 17-foot high stucco building a tile roof accent along the front of the building. The building is approximately 27 years old and should be painted to comply with the Commercial Design Guidelines. The buildings should be finished in earth tone or neutral colors indigenous to the Las Vegas Valley and its surrounds. The perimeter landscaping includes turf areas where the grass has died. Turf is no longer permitted in commercial areas. The turf areas should be replaced with a combination of shrubs and groundcover. Any existing trees, shrub or groundcover that have died or are missing should also be replaced. Staff supports the applicant’s request for a waiver of the distance separation for Beer-Wine “Off-Sale” to a daycare facility. Staff is recommending approval subject to the conditions listed.

Lebene Ohene, 520 South Fourth Street, Las Vegas represented the applicant, Dan Gluhaich, and stated that this location was previously a convenience food store with gas pumps. The applicant is requesting to reestablish the uses. The day care has expressed to the applicant their support. The representative appreciated staff’s recommendation for approval and was available for questions.

Chairman Warner opened the public hearing and having no requests to speak, closed the public hearing.

ACTION: APPROVED WITH CONDITIONS:

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 CAN PROCESS A BEER-WINE-SPIRIT BASED “OFF-SALE” LIQUOR LICENSE IN CONJUNCTION WITH THE CONVENIENCE FOOD STORE AND MUST COMPLY WITH ALL APPLICABLE REQUIREMENTS OUTLINED WITHIN BOTH TITLE 5 AND TITLE 17 OF THE MUNICIPAL CODE FOR THE CITY OF NORTH LAS VEGAS.

3. THE CONVENIENCE FOOD STORE BUILDING SHALL BE PAINTED TO COMPLY WITH THE COMMERCIAL DESIGN GUIDELINES.
4. THE GAS CANOPY SHALL MATCH THE COLOR SCHEME OF THE CONVENIENCE FOOD STORE.
5. LANDSCAPE AREAS SHALL BE FREE FROM WEEDS AND ALL DEAD OR MISSING PLANTS SHALL BE REPLACED. THE FOLLOWING LANDSCAPING SHALL BE COMPLETED PRIOR TO ISSUANCE OF A BUSINESS LICENSE:
 - a. REPLACE TURF AREAS WITH SHRUBS THAT WILL PROVIDE 50% GROUND COVERAGE WITHIN TWO YEARS OF PLANTING.
 - b. REPLACE ALL MISSING AND/OR DEAD REQUIRED TREES AND SHRUBS FROM PERIMETER AND PARKING LOT LANDSCAPING.
 - c. REMOVE ALL WEEDS FROM PERIMETER AND PARKING LOT LANDSCAPING.

MOTION: Commissioner Riley

AYES: Chairman Warner, Vice Chairman Berrett, Commissioners Calhoun, Greer, Guymon, Kraft, Riley

NAYS: None

ABSTAIN: None

ABSENT: None

- 10. SUP-26-2022 CAR WASH (Public Hearing). Applicant: Blue Speed, LLC. Request: A Special Use Permit in a C-1 (Neighborhood Commercial District) to Allow a Vehicle Washing Establishment. Location: Generally Located on the Northwest Corner of Cheyenne Avenue and Martin L. King Boulevard. (APN 139-09-401-012) Ward 2. (For Possible Action)**

Planning and Zoning Manager Eastman, stated that the applicant is requesting Planning Commission approval to allow a vehicle washing establishment (car wash) located at the northwest corner of Cheyenne Avenue and Martin L King Boulevard. The letter of intent stated that the applicant will construct a 4,550 square foot building containing a 120-foot washing tunnel on approximately 0.99 acres. The letter of intent also stated the car wash will be automated and employ two (2) to three (3) people, with hours of operation between 7 a.m. to 9 p.m., daily. This time frame is also consistent with the hours of operation established by the City Council for the adjacent car wash associated with the AROC AM PM, as such staff recommends these time frames be established as a condition of approval. In addition, because of its close proximity to residential, staff recommends that additional trees be provided adjacent to the residential property lines to help screen and reduce operation noises from the car wash. The site plan includes

18 vacuum spaces and three (3) standard spaces for an overall total of 21 parking spaces. The site plan also shows eleven (11) vehicle stacking spaces before the entrance to the washing facility. The proposed site plan provides the required vehicle parking and stacking spaces. The applicant did not submit a landscape plan. The site plan does have adequate space to provide the landscaping. The perimeter landscaping along Martin L King Boulevard should be twenty (20) feet in width including a five (5) foot sidewalk. The perimeter landscape area should include street trees planted twenty (20) feet on center and a mix of shrubs and plants to achieve a minimum ground coverage of 50% within two years of planting. A twenty (20) foot landscape buffer is needed adjacent to the northern and western property lines to buffer the existing residential from the proposed use.

In addition, the building elevations depict a building with a height of approximately 18 feet, with an entry tower of 35 feet and an exit tower of 24 feet. The primary building materials appear to be stucco on the sides and a portion of the entrance to the car wash with metal siding at the entrance and exit to the building. Additional architectural features include a metal fascia at various locations on the building. The building elevations also include decorative metal rings with some rings containing perforated metal panels on the sides of the building. While specific colors have not been indicated, the building elevations contain shades of yellow, blue, and grey metal. However, simulated materials may also be acceptable, if it provides a look similar to the preferred materials. While staff has no objections to the use of metal siding as an accent in a variety of locations, the proposed metal siding at the entrance and exit towers is too much and modifications are needed. This will allow the building to be more compatible with the existing convenience store and the development in the surrounding area. In addition, the building elevations indicate several decorative metal rings on the sides of the building. These decorative rings would be considered as signage. Wall signs must not exceed 15 percent of the wall area. When building permits are requested, the applicant will need to scale down these rings to ensure the overall wall signage does not exceed 15 percent. Staff is recommending approval subject to the conditions listed. Eastman stated that to answer Commissioner Berrett's question, there is an existing car wash in at the ARCO location on Martin L. King Boulevard and there is an approved, not yet finished, car wash at the southeast corner of the same intersection. Also, there is a car wash off Cheyenne Avenue and Decatur Boulevard.

Ranjit Gill, 11509 Harrington Street, Bakersfield, CA is the applicant and stated that they are not across the street from the ARCO but right next to it. He stated that the agreement prior to purchasing this location was that the car wash for the ARCO would be demolished.

Chairman Warner opened the public hearing and having no requests to speak, closed the public hearing.

Ranjit Gill, 11509 Harrington Street, Bakersfield, CA answered Commissioner Riley's question and stated that he has in writing the information where ARCO stated they would demolish the car wash they have attached to the building. However, he does not

have it presently with him at the meeting. Applicant also advised Commissioner Riley that the land had already been purchased.

ACTION: CONTINUED UNTIL AUGUST 10, 2022

MOTION: Commissioner Kraft

AYES: Chairman Warner, Vice Chairman Berrett, Commissioners Calhoun, Greer, Guymon, Kraft, Riley

NAYS: None

ABSTAIN: None

ABSENT: None

- 11. AMP-05-2022 FUSELIER & CRAIG (Public Hearing). Applicant: Forestar (USA) Real Estate Group Inc. Request: An Amendment to the Comprehensive Master Plan to Change the Land Use Designation from Neighborhood Commercial to Single-Family Medium. Location: Approximately 280 Feet South of Craig Road on the West Side of Fuselier Drive. (APN 139-05-701-005) Ward 4. (For Possible Action)**

Items number 11, 12 and 13 were discussed together under item 11 and voted upon separately.

Planner Dotson, stated the applicant is requesting consideration to amend the Comprehensive Master Plan Land Use Element from Neighborhood Commercial to Single-Family Medium on approximately 2.29 acres. The site is located approximately 280 feet south of Craig Road on the west side of Fuselier Drive. The applicant is proposing to develop an 18 single-family subdivision. The proposed Single-Family Medium land use is being requested to allow 7.86 units per acre. Single-Family Medium allows 6.01 to thirteen (13) dwelling units to the acre. The site currently has a C-1, Neighborhood Commercial zoning designation. Currently, there is over 20 acres of existing commercial uses along Craig Road within a mile of the proposed site. The commercial development along Craig Road has blocked the visibility of this parcel and has reduced the viability for this parcel for commercial uses. Staff has no objections to the proposed request

The proposed tentative map contains 18 single-family lots that range in size from 3,600 square feet to 4,848 square feet, with an average lot size of 3,836 square feet. All of the lots are in conformity with the requirements of the Title 17 development standards. The applicant is proposing access to the site from one (1) entrance off Fuselier Drive. The proposed private internal streets are 47-foot-in width with a five (5) foot sidewalk on both sides. The proposed site plan indicated the required perimeter landscaping along Fuselier Drive has been provided. The required open space for this development is 350 square feet per lot, for a total of 6,300 square feet.

The proposed Comprehensive Master Plan Land Use designation for the subject site is Single-Family Medium. The subject site is located approximately 280 feet south of Craig Road on the west side of Fuselier Drive. The proposed R-CL, Single-Family Compact Lot Residential District is compatible with the proposed Comprehensive Master Plan land use designation of Single-Family Medium, which is intended for residential development with a density of 6.0 to 13.0 dwelling units per acre. The subject parcel's current land use designation is Neighborhood Commercial. The applicant has filed a request (AMP-05-2022) to change the land use designation of Neighborhood Commercial to Single-Family Medium. In addition, the applicant has filed an application for a tentative map (T-Map-06-2022) to allow an 18 lot single-family subdivision. Staff does not anticipate any adverse impacts on facilities or neighboring land uses surrounding the subject site and recommends approval with the conditions listed.

Robert Cunningham, 6030 S. Jones Blvd, Las Vegas represented the applicant, Forestar (USA) Real Estate Group Inc and presented a map to staff and commissioners that demonstrated the property and surrounding neighborhood. He stated that this represents the 18 lots and open space. The representative appreciated staff's recommendation for approval and was available for questions.

Chairman Warner opened the public hearing and having no requests to speak, closed the public hearing.

Robert Cunningham, 6030 S. Jones Blvd, Las Vegas answered Chairman Warner questions in regards to where access would be located. Representative stated that access would be from Craig Road on the West Side of Fuselier Drive.

ACTION: APPROVED

MOTION: Commissioner Greer

AYES: Chairman Warner, Vice Chairman Berrett, Commissioners Calhoun, Greer, Guymon, Kraft, Riley

NAYS: None

ABSTAIN: None

ABSENT: None

- 12. ZN-10-2022 FUSELIER & CRAIG (Public Hearing). Applicant: Forestar (USA) Real Estate Group Inc. Request: A Property Reclassification from a C-1 (Neighborhood Commercial District) to an R-CL (Single-Family Compact Lot Residential District). Location: Approximately 280 Feet South of Craig Road on the West Side of Fuselier Drive. (APN 139-05-701-005) Ward 4. (For Possible Action)**

Robert Cunningham, 6030 S. Jones Blvd, Las Vegas represented the applicant, Forestar (USA) Real Estate Group Inc and stated he appreciated staff's recommendation for approval and was available for questions.

Chairman Warner opened the public hearing and having no requests to speak, closed the public hearing.

ACTION: APPROVED

MOTION: Commissioner Guymon

AYES: Chairman Warner, Vice Chairman Berrett, Commissioners Calhoun, Greer, Guymon, Kraft, Riley

NAYS: None

ABSTAIN: None

ABSENT: None

- 13. T-MAP-06-2022 FUSELIER & CRAIG. Applicant: Forestar (USA) Real Estate Group Inc. Request: A Tentative Map in a C-1 (Neighborhood Commercial District), Proposed Property Reclassification to R-CL (Single-Family Compact Lot Residential District), to Allow an 18-Lot, Single-Family Subdivision. Location: Approximately 280 Feet South of Craig Road on the West Side of Fuselier Drive. (APN 139-05-701-005) Ward 4. (For Possible Action)**

Robert Cunningham, 6030 S. Jones Blvd, Las Vegas represented the applicant, Forestar (USA) Real Estate Group Inc and stated he appreciated staff's recommendation for approval and was available for questions.

ACTION: APPROVED WITH CONDITIONS:

1. UNLESS EXPRESSLY AUTHORIZED THROUGH A VARIANCE, WAIVER OR ANOTHER APPROVED METHOD, THIS DEVELOPMENT SHALL COMPLY WITH ALL APPLICABLE CODES AND ORDINANCES.

2. COMMON ELEMENT "C" SHALL CONTAIN AT A MINIMUM: ONE AGE APPROPRIATE PLAY STRUCTURE WITH EPDM SURFACING, A TURFED PLAY AREA, BENCHES, AND A DOG STATION.
3. ALL KNOWN GEOLOGIC HAZARDS SHALL BE SHOWN ON THE PRELIMINARY DEVELOPMENT PLAN, TENTATIVE MAP AND THE CIVIL IMPROVEMENT PLANS. GEOLOGICAL HAZARDS SUCH AS FAULT LINES OR FISSURES AFFECTING RESIDENTIAL STRUCTURES MAY SUBSTANTIALLY ALTER THE TENTATIVE MAP LAYOUT AND REQUIRE THE SUBMISSION OF A REVISED TENTATIVE MAP WHICH MUST BE APPROVED BY THE CITY PRIOR TO FINAL APPROVAL OF THE CIVIL IMPROVEMENT PLANS. THE FOOTPRINT OF PROPOSED STRUCTURES SHALL BE PLOTTED ON ALL LOTS IMPACTED BY FAULTS AND/OR FISSURES AND A MINIMUM WIDTH OF FIVE (5) FEET SHALL BE PROVIDED FROM THE EDGE OF ANY PROPOSED STRUCTURE TO THE NEAREST FAULT AND/OR FISSURE.
4. APPROVAL OF A DRAINAGE STUDY IS REQUIRED PRIOR TO SUBMITTAL OF THE CIVIL IMPROVEMENT PLANS.
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 RESIDENTIAL DRIVEWAY GEOMETRICS SHALL BE IN COMPLIANCE WITH THE *UNIFORM STANDARD DRAWINGS FOR PUBLIC WORKS' CONSTRUCTION OFF-SITE IMPROVEMENTS* DRAWING NUMBER 222.
7. PROPOSED RESIDENTIAL DRIVEWAY SLOPES SHALL NOT EXCEED TWELVE PERCENT (12%).
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. 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. FUSELIER DR.
10. ALL OFF-SITE IMPROVEMENTS MUST BE COMPLETED PRIOR TO FINAL INSPECTION OF THE FIRST BUILDING.
11. ALL COMMON ELEMENTS SHALL BE LABELED AND ARE TO BE MAINTAINED BY THE HOME OWNERS ASSOCIATION.
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.

MOTION: Commissioner Riley
AYES: Chairman Warner, Vice Chairman Berrett, Commissioners Calhoun, Greer, Guymon, Kraft, Riley
NAYS: None
ABSTAIN: None
ABSENT: None

14. VN-02-2022 NORTH 15 LOGISTICS CENTER IV (Public Hearing). Applicant: Seefried Industrial Properties. Request: A Variance in an M-2 (General Industrial District), to Allow a Retaining Wall that is Over 6 Feet in Height (16.4 Feet). Location: Southwest Corner of El Campo Grande Avenue and Nicco Way. (APN 123-28-801-001) Ward 1. (For Possible Action)

Planner Dotson, stated that the applicant is requesting Planning Commission consideration for a retaining wall with a maximum height up to 16'4" where six (6) feet is the maximum height allowed in an M-2, General Industrial District for an industrial development. The subject site is located at the southwest corner of El Campo Grande Avenue and Nicco Way. The Comprehensive Master Plan land use designation is Heavy Industrial and the zoning classification is M-2, General Industrial District. The Municipal Code Section 17.24.070.c, stated where retaining walls are used, they shall not exceed six (6) feet in height. According to the letter of intent, the grade difference

along El Campo Grande Avenue and Nicco Way is causing retaining walls over the six (6) feet maximum allowable height. The Public Works Department has reviewed the requested wall height variance and has no objections to this request. Staff has no objections to the proposed variance request. The applicant is requesting a reasonable accommodation to utilize their uniquely situated property. Staff recommends approval of the request subject to conditions.

Jeremiah Johnson, 6030 South Jones Blvd, Las Vegas represented the applicant, Seefried Industrial Properties and stated that he appreciated staff's recommendation for approval and was available for questions.

Chairman Warner opened the public hearing and having no requests to speak, closed the public hearing.

ACTION: APPROVED WITH CONDITIONS

1. UNLESS EXPRESSLY AUTHORIZED THROUGH A VARIANCE, WAIVER OR ANOTHER APPROVED METHOD, THIS DEVELOPMENT SHALL COMPLY WITH ALL APPLICABLE CODES AND ORDINANCES.

MOTION: Vice Chairman Berrett

AYES: Chairman Warner, Vice Chairman Berrett, Commissioners Calhoun, Greer, Guymon, Kraft, Riley

NAYS: None

ABSTAIN: None

ABSENT: None

15. T-MAP-11-2022 LVB-CAREY. Applicant: Golcheh Development & Investments LLC. Request: A Tentative Map in a C-2 (General Commercial District), to Allow a 1-Lot Commercial Subdivision. Location: Northeast Corner of Las Vegas Boulevard and Carey Avenue. (APN 139-14-801-005) Ward 1. (For Possible Action)

Planner Dotson, stated that the applicant is requesting consideration of a 1-lot commercial tentative map. The subject site is 2.22 acres located at the northeast corner of Las Vegas Boulevard and Carey Avenue. The parcel is zoned C-2, General Commercial District and has a land use designation of Downtown Business District under the 2006 Comprehensive Plan. The site is also a part of the North Redevelopment Area. Access to the proposed site is from four (4) proposed entrances: two (2) proposed entrances on Las Vegas Boulevard and two (2) proposed entrances on Carey Avenue. According to the letter of intent, the proposed 1-lot commercial tentative map would be for a future commercial development. The C-2, General Commercial District is appropriate and compatible with the surrounding area. Public Works has reviewed the submitted tentative map and is recommending approval subject

to conditions. The proposed tentative map is consistent with the proposed land use and zoning for the subject site. The proposed tentative map is compatible with the planned commercial development within this portion of the City and the North Redevelopment Area. The proposed tentative map will allow the applicant to develop the site in accordance to the previously approved convenience food store with gas pumps (SUP-74-22) and vehicle washing establishment (SUP-75-2022). Staff has no objections to the proposed tentative map and recommends approval subject to conditions.

Ken Nicholson, 2727 South Rainbow Drive, Las Vegas is the applicant and stated that he appreciated staff's recommendation for approval and was available for questions.

ACTION: APPROVED WITH CONDITIONS:

1. UNLESS EXPRESSLY AUTHORIZED THROUGH A VARIANCE, WAIVER OR ANOTHER APPROVED METHOD, THIS DEVELOPMENT SHALL COMPLY WITH ALL APPLICABLE CODES AND ORDINANCES.
2. APPROPRIATE SUBDIVISION AND/OR PARCEL MAPPING IS REQUIRED TO COMPLETE THIS PROJECT. 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.
3. DEPICT THE CURRENT PARCEL DELINEATION ACCURATELY.
4. THE PROPERTY OWNER IS REQUIRED TO GRANT A ROADWAY EASEMENT FOR COMMERCIAL DRIVEWAY(S).
5. A REVOCABLE ENCROACHMENT PERMIT FOR LANDSCAPING WITHIN THE PUBLIC RIGHT OF WAY IS REQUIRED, WHERE APPLICABLE.
6. THE PROPERTY OWNER IS REQUIRED TO SIGN A RESTRICTIVE COVENANT FOR UTILITIES FOR COMMERCIAL SUBDIVISION MAPS.

MOTION: Commissioner Kraft

AYES: Chairman Warner, Vice Chairman Berrett, Commissioners Calhoun, Greer, Guymon, Kraft, Riley

NAYS: None

ABSTAIN: None

ABSENT: None

- 16. AMP-06-2022 CENTENNIAL & MCCARRAN (Public Hearing). Applicant: Forestar (USA) Real Estate Group Inc. Request: An Amendment to the Comprehensive Master Plan to Change the Land Use Designation from Community Commercial to Single-Family Medium. Location: Northwest Corner of Centennial Parkway and McCarran Street. (APNs 124-24-401-019 and 124-24-401-021) Ward 2. (For Possible Action)**

Items number 16, 17 and 18 were discussed together under item 16 and voted upon separately.

Planning and Zoning Manager Eastman, stated that the applicant is requesting consideration to amend the Comprehensive Master Plan Land Use Element from Community Commercial to Single Family Medium. The applicant intends to develop the site as a 30-lot single-family residential subdivision. The proposed amendment is for approximately 4.19 gross acres generally located at the northwest corner of Centennial Parkway and McCarran Street. The subject site is located along the east boundary of the Centennial Village Commercial Center. The accompanying applications are ZN-13-2022 and T-MAP-07-2022.

In 2015, the subject site was partially developed with a Verizon Wireless telecommunications mono-palm tower (cell tower) and support structure. The existing cell tower is located on the property, specifically on parcel 124-24-401-019. The cell tower was permitted with an approved special use permit (UN-68-15) within the current C-1, Neighborhood Commercial District. With this property reclassification the cell tower site will be incorporated into the proposed PUD / PID. Normally a cell tower would be required to provide a setback of 200 feet from a residential property line. When UN-68-15 was approved the cell tower was required to be 200 feet from the closest residential unit. The tower is located approximately 200 feet from the closest multi-family building. With approval of the PUD / PID, homes will be located approximately 60 feet from the existing cell tower. Currently the cell tower and support equipment is enclosed with a block wall with an access that connects to Centennial Parkway. With the proposed preliminary development plan access will be provided from McCarran Street thru the residential subdivision and across the open space designated for the community. Access to the proposed development is from one access drive from McCarran Street. The applicant is proposing a 47-foot public street with a five (5) foot sidewalk on both sides of the street. The existing land use would be more compatible with the existing cell tower on the subject site and the neighboring commercial land uses. Amending the land use for the subject could negatively impact the existing residential developments and reduce commercial retail options for the neighborhood. Staff recommends denial of the applicant's request to amend the land use to Single Family Medium.

Robert Cunningham, 6030 S. Jones Blvd, Las Vegas represented the applicant, Forestar (USA) Real Estate Group Inc, and presented a map to staff and commissioners that demonstrated the property and surrounding neighborhood. The map reflects the present zoning for the commercial site, which includes the applicants

land. The map also reflected the amount of land that was planned for commercial use. There is currently a 15, 20 and 25 acre site that is adjacent to the applicant's site that currently has the same zoning. The map also reflected areas that would be considered for regional commercial use, such as shopping centers. The applicant's 5 acre lot has a border with 20 acres of commercial to the side and is surrounded by the same residential areas that the other commercial lots are located in. The representative stated that based on the current map he is demonstrating, it is more appropriate to rezone the site based on the adjacent lots. The representative also stated that the applicant held two neighborhood meetings on this project and all of them were supportive.

In addition, there is an existing cell tower directly adjacent to the applicant's property. On the cell tower property there is a palm tree pole that is surrounded by a wall. The current access point to this property is through Centennial Parkway. The applicants proposed plan would improve the access point to the cell tower property by creating an open space and buffer all around. Maintenance for the cell tower is only 4 times a year and the proposed access point would be reasonable. The representative and applicant are suggesting the commissioners reconsider the denial of the item. The representative was available for questions.

Chairman Warner opened the public hearing, and having no requests to speak, closed the public hearing.

Commissioner Riley stated that the representative answered some of this concerns in regards to the access point for the cell tower and how many times it would be maintained throughout the year. However, his concern is that if the commission passed on this item, the lots adjacent to the cell tower may remain unused for several years.

Robert Cunningham, 6030 S. Jones Blvd, Las Vegas answered Commissioner Calhoun's question and stated that the way the applicants property is designed, the residential street is a public street, so the cell tower maintenance workers would need to drive to the end of the street and park their vehicles. In regards to any emergency maintenance being done to the cell tower, the street will be 47 feet wide, which will also support emergency vehicles such as fire trucks. Mr. Cunningham answered Commissioner Guymon's question and stated that the cell tower would be about 50 feet away from the first house in the proposed residential community.

Planning and Zoning Manager Eastman, answered Chairman Warner's question and stated that under normal circumstances, the setback would be 200 feet from a residential community.

Robert Cunningham, 6030 S. Jones Blvd, Las Vegas answered Commissioner Berrett's question and stated that the applicant and Verizon have been communicating back and forth in regards to the cell towers access point.

Commissioner Riley stated that his concern is the amount of residential communities being built in this area and not enough commercial buildings built to support the amount of people living in the area.

Commissioner Calhoun stated that his concern is the restriction on the types of vehicles the new access point might have.

Land Development and Community Services Director Jordan, stated that he has seen cases where applicants have come before the commission to try and rezone a piece of property. He stated that applicants will state that if the property does not get rezoned, it will remain vacant. He stated that there have been instances where a property has remained vacant and then after a while, developers will come in to build. In addition, when the Verizon cell tower was brought up to commission, they also were concerned about the future development of the adjacent properties. However, being that the cell tower is at the corner of the property, they did not think it would be a problem in the future since the property is zoned commercial. He stated that he did not anticipate having a builder come in and try to rezone the property into a residential one. One of his concerns is having commercial vehicles driving through residential zones. In addition, this would obligate the future residents of that community to accept the commercial vehicles to be part of their common element. If the cell tower gets decommissioned, what will happen to the property that is currently holding the cell tower? He stated that his recommendation is still to deny this item.

Robert Cunningham, 6030 S. Jones Blvd, Las Vegas represented the applicant, Forestar (USA) Real Estate Group Inc, and presented a map to staff and commissioners that demonstrated a similar property in Las Vegas as an example, which also has a cell tower tucked to the corner of the property. He stated that the access point the applicant is proposing is the same access point the property in Las Vegas has and there are no problems. He stated that the homeowners association is responsible for maintaining the street. Mr. Cunningham answered Commissioner Riley's question and stated that there was no second option for access.

ACTION: DENIED; FORWARDED TO CITY COUNCIL FOR FINAL
CONSIDERATION

MOTION: Vice Chairman Berrett

AYES: Chairman Warner, Vice Chairman Berrett, Commissioners Calhoun,
Greer, Guymon, Kraft

NAYS: Commissioners Riley

ABSTAIN: None

ABSENT: None

- 17. ZN-13-2022 CENTENNIAL & MCCARRAN (Public Hearing). Applicant: Forestar (USA) Real Estate Group, Inc. Request: A Property Reclassification from a C-1 (Neighborhood Commercial District) to PUD / PID (Planned Unit Development / Planned Infill Development District), Consisting of a 30-Lot, Single-Family Residential Subdivision. Location: Northwest Corner of Centennial Parkway and McCarran Street. (APNs 124-24-401-019 and 124-24-401-021) Ward 2. (For Possible Action)**

Robert Cunningham, 6030 S. Jones Blvd, Las Vegas NV represented the applicant, Forestar (USA) Real Estate Group Inc, and did not have any additional comments.

Chairman Warner opened the public hearing, and having no requests to speak, closed the public hearing.

ACTION: DENIED

MOTION: Commissioner Kraft

AYES: Chairman Warner, Vice Chairman Berrett, Commissioners Calhoun, Greer, Guymon, Kraft, Riley

NAYS: None

ABSTAIN: None

ABSENT: None

- 18. T-MAP-07-2022 CENTENNIAL & MCCARRAN. Applicant: Forestar (USA) Real Estate Group Inc. Request: A Tentative Map in a C-1 (Neighborhood Commercial District), Proposed Property Reclassification to a PUD / PID (Planned Unit Development / Planned Infill Development District), to Allow a 30-Lot, Single-Family Subdivision. Location: Northwest Corner of Centennial Parkway and McCarran Street. (APNs 124-24-401-019 and 124-24-401-021) Ward 2. (For Possible Action)**

Robert Cunningham, 6030 S. Jones Blvd, Las Vegas NV represented the applicant, Forestar (USA) Real Estate Group Inc, and did not have any additional comments.

ACTION: DENIED

MOTION: Commissioner Greer

AYES: Chairman Warner, Vice Chairman Berrett, Commissioners Calhoun, Greer, Guymon, Kraft, Riley

NAYS: None

ABSTAIN: None

ABSENT: None

19. T-MAP-10-2022 INSIGHT PARK HIGHLANDS. Applicant: Insight Park Highlands LLC. Request: A Tentative Map in an MPC C-2 (Master Planned Community General Commercial District), to Allow a 2-Lot Commercial Subdivision. Location: Northwest Corner of Revere Street and Dorrell Lane. (APN 124-21-510-004, 124-21-510-008 and 124-21-510-009) Ward 4. (For Possible Action)

Planning and Zoning Manager Eastman, stated that this parcel was originally part of the Park Highlands Master Planned Community. In June 2015, the Second Amended and Restated Development Agreement for Park Highlands East / Villages at Tule Springs was approved. This amendment removed two parcels totaling approximately 71 acres from the Park Highlands Master Planned Community and created a mixed use development. The development is split by CC-215 into a southern and northern portion. The 13.78 acre site is the commercial component of the southern 46 acres of this mixed use development. The proposed tentative map is consistent with the proposed 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. Staff has no objections to the proposed tentative map and recommends approval subject to conditions.

Aralia Newman, 3005 West Horizon Ridge Parkway, Henderson represented the applicant, Insight Park Highlands LLC and stated she appreciated staff's recommendation for approval and was available for questions.

ACTION: APPROVED WITH CONDITIONS:

1. UNLESS EXPRESSLY AUTHORIZED THROUGH A VARIANCE, WAIVER OR ANOTHER APPROVED METHOD, THIS DEVELOPMENT SHALL COMPLY WITH ALL APPLICABLE CODES AND ORDINANCES.
2. APPROPRIATE SUBDIVISION AND/OR PARCEL MAPPING IS REQUIRED TO COMPLETE THIS PROJECT. 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.
3. THE PROPERTY OWNER IS REQUIRED TO SIGN A RESTRICTIVE COVENANT FOR UTILITIES FOR COMMERCIAL SUBDIVISION MAPS.
4. A REVOCABLE ENCROACHMENT PERMIT FOR LANDSCAPING WITHIN THE PUBLIC RIGHT OF WAY IS REQUIRED.

5. THE PROPERTY OWNER IS REQUIRED TO GRANT A PUBLIC PEDESTRIAN ACCESS EASEMENT FOR SIDEWALK LOCATED WITHIN A COMMON ELEMENT, OR ON PRIVATE PROPERTY, WHEN THAT SIDEWALK IS PROVIDING PUBLIC ACCESS ADJACENT TO THE RIGHT-OF-WAY.

MOTION: Commissioner Calhoun

AYES: Chairman Warner, Vice Chairman Berrett, Commissioners Calhoun, Greer, Guymon, Kraft, Riley

NAYS: None

ABSTAIN: None

ABSENT: None

20. **SUP-19-2022 U-HAUL (Public Hearing). Applicant: Steven Deutsch. Request: A Special Use Permit in a C-2 (General Commercial District) to Allow a Sign Height of 45 Feet Where a Maximum of 35 Feet is Allowed, and a Sign Area of 616 Square Feet Where a Maximum of 250 Square Feet is Allowed. Location: 6751 North 5th Street. (APN 124-22-701-007) Ward 4 (For Possible Action) (Continued June 8, 2022)**

Planning and Zoning Manager Eastman, stated that this item was previously scheduled for the Planning Commission meeting in June, 2022 but applicant requested that the item be continued to July to allow time to work with staff. The applicant has submitted revised plans that remove the request for the 45 feet to 35 feet, therefore, that portion of the use permit is no longer needed. The new sign has a height of 35 feet with an area of 343 square feet. The modified sign is a substantial improvement on the original application and is 37% increase in the total allowed sign area. The height is in compliance with code requirements and with this reduction in height the proposed sign will not dominate the surrounding area. However, staff feels a sign with a similar square footage as the U-Haul at Craig and Commerce (160 West Craig Road) is more appropriate. That sign replaces one of the 84 square foot (14' X 6') panel signs with a smaller 35 square foot (14' X 2.5') sign. The sign is a total of 294 square feet in size. Staff recommends approval subject to the conditions listed.

Frank Vivirito, 608 Kenny Way, Las Vegas represented the applicant, Steven Deutsch and presented a map to staff and commissioners that demonstrated the property. Representative and applicant agreed to the conditions, appreciated staff's recommendation for approval and was available for questions.

Steven Deutsch, 5880 Grechetto Court, Las Vegas is the applicant is the applicant and was available for questions.

Chairman Warner opened the public hearing, and having no requests to speak, closed the public hearing.

ACTION: APPROVED WITH CONDITIONS:

1. THAT, UNLESS EXPRESSLY AUTHORIZED THROUGH A VARIANCE, WAIVER OR ANOTHER APPROVED METHOD, THIS DEVELOPMENT SHALL COMPLY WITH ALL APPLICABLE CODES AND ORDINANCES.
2. TOTAL ALLOWED SQUARE FOOTAGE OF THE SIGN SHALL BE 294 SQUARE FEET.

MOTION: Chairman Berrett

AYES: Chairman Warner, Vice Chairman Berrett, Commissioners Greer, Guymon, Kraft, Riley

NAYS: Commissioners Calhoun

ABSTAIN: None

ABSENT: None

21. ZOA-04-2022 CNLV (Public Hearing). Applicant: City of North Las Vegas. Request: An Amendment to Title 17 (Zoning Ordinance) to Modify the Turf Requirements, and Providing for Other Matters Properly Related Thereto. (For Possible Action)

ACTION: CONTINUED UNTIL AUGUST 10, 2022

STAFF ITEMS

There were no additional staff items.

COMMISSION ITEMS

Chairman Warner extended his congratulations to Commissioner Guymon as she will become a United States Citizen on Friday July 15, 2022.

Commissioner Berrett posed a question regarding changes to rules or codes related to the minimum amount of spacing between proposed businesses that are very similar to each other.

Senior Deputy City Attorney Moore stated to the Commissioners that this item could not be discussed, as it was not noticed on the agenda.

PUBLIC FORUM

There was no public participation.

ADJOURNMENT

Chairman Warner adjourned the meeting at 7:51 PM.

APPROVED:

/s/
George H. Warner, Chairman

/s/
Deputy City Clerk, Daisy Rivera