



Planning Commission Agenda Item

Date: August 10, 2022

Item No: 11.

TO: Planning Commission

FROM: Marc Jordan, Director Land Development & Community Services
Prepared By: Johanna Murphy

SUBJECT: T-MAP-13-2022 GRAND TETON-DECATUR RETAIL. Applicant: InterCapital Asset Management – Stan Wasserkrug. Request: A tentative map in a C-1 MPC (Neighborhood Commercial Master Plan Community District) to allow a 1-lot commercial subdivision. Location: Southeast corner of Decatur Boulevard and Grand Teton Drive. Ward 3. (For Possible Action).

RECOMMENDATION: APPROVE WITH CONDITIONS

PROJECT DESCRIPTION: (APN 124-18-110-009)

The applicant is requesting consideration for a single-lot commercial subdivision for a single parcel approximately 4.8 acres and is located southeast corner of Decatur Boulevard and Grand Teton Drive. The property is zoned C-1 MPC (Neighborhood Commercial Master Planned Community District). The Comprehensive Master Plan Land Use designation for the site is Master Planned Community.

BACKGROUND INFORMATION:

Previous Action
On the June 16, 2021 City Council approved a major modification to the Valley Vista Development Agreement (DA-02-2021) to add an approximate 21.3 acre parcel (Parcel 1.1) and amend the land use to allow approximately 16.5 acres of High Density Residential and 4.8 acres of Neighborhood Commercial.
At the March 9, 2022 Planning Commission meeting a special use permit (SUP-02-2022) was approved for a vehicle washing establishment.

RELATED APPLICATIONS:

Application #	Application Request
N/A	

GENERAL INFORMATION:

	Land Use	Zoning	Existing Use
Subject Property	Master Planned Community	C-1 MPC , Neighborhood Commercial Master Planned Community District	Undeveloped
North	Single Family Low	R-E, Ranch Estates District and R-1, Single Family Low Density	Undeveloped and Existing Residential
South	Master Planned Community	RZ25 MPC, Residential up to 25 du/ac Master Planned Community District	Developing Multi-Family Residential
East	Master Planned Community	RZ10 MPC , Residential up to 10 du/ac Master Planned Community District	Existing Single-Family Residential
West	City of Las Vegas	R-PD5 (Residential Planned Development District)	Existing Single-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 single-lot commercial subdivision for a single parcel approximately 4.8 acres in area at the located southeast corner of Decatur Boulevard and Grand Teton Drive within the Valley Vista Master Planned Community. The subject site is referred to as Parcel 1.1 on the Valley Vista Land Plan. The property is zoned C-1 MPC (Neighborhood Commercial Master Planned Community District). The Comprehensive Master Plan Land Use designation for the site is Master Planned Community.

In 2021, the Valley Vista Development Agreement was modified (DA-02-2021) to incorporate approximately 21.3 acres referred to as Parcel 1.1 into the Valley Vista Master Plan Community. Parcel 1.1 was originally a part of the Park Highlands Master Planned Community (Park Highlands). In 2014, Park Highlands was split into an east development, known as the Villages at Tule Springs, and a west development, known as Valley Vista. At that time of the split, a few of the Park Highlands Parcels opted out of the new master planned communities. Originally, Parcel 1.1 was planned to be 21.3 acres of commercial development with many permitted uses, including: banks, car washes, convenience food store with gas pumps, convenience food restaurant (fast food restaurant), mini- warehousing, supper club, and tavern / restaurant.

When Parcel 1.1 was incorporated into Valley Vista as part of DA-02-2021, the commercial development was reduced to 4.8 acres of the original 21.3 acres and a high density residential development was allowed to be constructed on the remaining 16.5 acres. Since the commercial component of Parcel 1.1 was reduced to 4.8 acres, the permitted uses were also reduced to be in more alignment with a typical neighborhood commercial development. DA-02-2021 limited the permitted uses to a convenience store with gas pumps, convenience food restaurant (fast food), and supper club. In addition to the permitted commercial uses for Parcel 1.1, the Planning Commission approved a special use permit (SUP-02-2022) for a vehicle washing establishment.

Perimeter landscaping has not been provided with this tentative map. The master developer has created a common lot between the subject parcels and the surrounding right-of-ways (Decatur Boulevard and Grand Teton Avenue) that is between 20 and 35 feet in width, which will provide the required perimeter landscaping per the Vista Valley (Park Highlands) Master Planned Community development standards.

The overall design for the commercial center and individual buildings will need to meet the design guidelines and standards established for the Valley Vista Master Planned Community.

Access to the subject site will be from Decatur Boulevard and Grand Teton Drive. Previously submitted site plans for the development agreement modification (DA-02-

2021) and the special use permit (SUP-02-2022) have shown two (2) entry driveways from Decatur Boulevard and one entry driveway from Grand Teton Drive.

The proposed tentative map is consistent with the Valley Vista Master Planned Community land plan as modified DA-02-2021 and SUP-02-2022. Approval for this tentative map is warranted.

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, including the Valley Vista Master Planned Community Design Standards and Guidelines.

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. Clark County Regional Flood Control District (CCRFCD) concurrence with the results of the drainage study is required prior to approval of the civil improvement plan when developing the property.
4. The property owner is required to grant a roadway easement for commercial driveway(s).
5. The size and number of driveways and their locations are subject to review and approval by the City Traffic Engineer and must meet the standards set forth in *North Las Vegas Municipal Code* section 17.24.040 and *Clark County Area Uniform Standard Drawing* number 222.1, including throat depths.
6. When submitting the final map 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.

ATTACHMENTS:

Public Works Memorandum

Letter of Intent

Tentative Map

Assessor's Parcel Map

Location and Zoning Map