



AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: JANUARY 10, 2017

DEPARTMENT: PLANNING

ITEM DESCRIPTION: APPLICANT/OWNER: DEVARIM 18, LLC AND UNITED CAPITAL INVESTMENTS, LLC

** STAFF RECOMMENDATION(S) **

CASE NUMBER	RECOMMENDATION	REQUIRED FOR APPROVAL
TMP-67889	Staff recommends APPROVAL, subject to conditions:	

** NOTIFICATION **

NEIGHBORHOOD ASSOCIATIONS NOTIFIED N/A

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0

**** CONDITIONS ****

TMP-67889 CONDITIONS

Planning

1. Approval of the Tentative Map shall be for no more than four (4) years. If a Final Map is not recorded on all or a portion of the area embraced by the Tentative Map within four (4) years of the approval of the Tentative Map, this action is void.
2. A note shall be added to the final map to provide perpetual common access and parking to all driveways, drive aisles and parking spaces for all sites located within the boundaries of the commercial subdivision.
3. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
4. All development is subject to the conditions of City Departments and State Subdivision Statutes.

Public Works

5. Per Title 19.16.060.W.1, add a note to the Final Map stating "All lots created by this Final Map shall have perpetual, irrevocable common access rights to all driveways servicing this overall site unless incompatible uses can be demonstrated to the satisfaction of the City Engineer."
6. The Final Map for this site shall include the commercial subdivision sewer note as shown on this Tentative Map.
7. Per Title 19.16.060.W.3, provide a note on the Final Map that states "All subdivided lots within this Final Map shall provide perpetual inter-lot drainage rights across all existing and future parcel limits."
8. The approval of all Public Works related improvements shown on this Tentative Map is in concept only. Specific design and construction details relating to size, type and/or alignment of improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to approval of the construction plans by the City. No additional deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the recordation of a Final Map or the approval of subdivision related construction plans, whichever may occur first. Approval of this Tentative Map does not constitute approval of any deviations. If such approval cannot be obtained, a revised Tentative Map must be submitted showing elimination of such deviations.

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**** STAFF REPORT ****

PROJECT DESCRIPTION

The applicant requests approval of a Tentative Map for a one-lot commercial subdivision on 21.77 acres located on the south side of Owens Avenue, between H Street and J Street.

ISSUES

- The subject site is developed; there are no proposed changes or additions to the site.
- The applicant has stated within the submitted justification letter that it intends to create a one-lot commercial subdivision so that a record of survey can be done at a later date to create separate ownership parcels on the site.

ANALYSIS

There is an existing 135,750 square-foot commercial development on the subject site. All existing structures on the site meet the Title 19 requirements for the C-1 (Limited Commercial) zoning district.

Access to the site is provided from one driveway off of Owens Avenue, J Street and H Street. As the site is developed, all grading and drainage has already taken place and will not be an issue. Site circulation is logical throughout the site and will be unaffected by mapping. Parking and access is intended to be allowed across the site. A condition of approval will require that common perpetual access and parking will be granted across the entire proposed commercial subdivision.

Staff notes that north/south and east/west cross sections are not shown with this Tentative Map submittal. However, since this property and all surrounding property is developed or graded, no retaining walls are shown or anticipated as no changes are proposed.

The map meets and complies with the Title 19 and NRS 278 requirements for a Tentative Map; therefore, staff recommends approval with conditions. If denied, the existing parcel would remain.

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FINDINGS (TMP-67889)

All Title 19 zoning and NRS 278 and technical requirements regarding tentative maps are satisfied. Therefore, staff recommends approval of the subject tentative map with conditions.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc</i>	
10/17/93	The City Council approved a Rezoning (Z-0093-93) for reclassification from R-3 (Medium Density Residential) to C-1 (Limited Commercial). The Planning Commission recommended approval.
04/28/94	The Planning Commission approved a Building Elevation Review [Z-0093-93(1)] for a proposed Commercial Shopping Center on this site as part of a larger request. Staff recommended approval.
10/18/01	The Planning Commission approved a Site Development Plan Review [Z-0093-93(2)] for a proposed 84,350 square-foot addition to an existing retail center. Staff recommended approval.
06/22/06	The Planning Commission approved a Master Sign Plan (MSP-13599) for a Commercial Shopping Center on 20.88 acres at 931 West Owens Avenue. Staff recommended approval.
09/13/07	The Planning Department approved a request for a Minor Site Development Plan Review (SDR-23782) to allow a proposed 80-foot tall Wireless Communications Facility, Stealth at 921 West Owens Avenue.
09/03/08	The City Council approved a Special Use Permit (SUP-29035) for a proposed Beer/Wine/Cooler Off-Sale Establishment within a proposed general retail store with Waivers to allow a 300-foot distance separation where 400 feet is required from a church and to allow 150-foot distance separation from a City Park where 400 foot is required at 1061 West Owens Avenue. The Planning Commission recommended approval.
11/05/08	The City Council approved a Special Use Permit (SUP-29869) for a proposed Retail establishment with Accessory Package Liquor Off-Sale and Waivers to allow a 300-foot distance separation where 400 feet is required from a Church and to allow a 150-foot distance separation from a City Park where 400 feet is required at 1061 West Owens Avenue. The Planning Commission and Staff recommended approval.

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<i>Related Relevant City Actions by P&D, Fire, Bldg., etc</i>	
04/15/11	The Planning Department approved a request for a Minor Amendment (SDR-41400) to an approved Site Development Plan Review [Z-0093-93(1)] for a drive-up automatic teller machine at an existing Shopping Center at 921 Owens Avenue.

<i>Most Recent Change of Ownership</i>	
09/27/16	A deed was recorded for a change in ownership.

<i>Related Building Permits/Business Licenses</i>	
05/16/03	A building permit (#3009989) was issued for a retail shell building located at 921 West Owens Avenue. The permit has not been finalized.

<i>Pre-Application Meeting</i>	
11/22/16	A pre-application conference was held with the applicant to discuss the Tentative Map submittal requirements for a one-lot commercial subdivision.

<i>Neighborhood Meeting</i>	
A neighborhood meeting was not held, nor was one required.	

<i>Field Check</i>	
12/05/16	Staff conducted a routine field check and found the subject site to be a well maintained commercial development.

<i>Details of Application Request</i>	
<i>Site Area</i>	
Net Acres	21.77

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<i>Surrounding Property</i>	<i>Existing Land Use Per Title 19.12</i>	<i>Planned or Special Land Use Designation</i>	<i>Existing Zoning District</i>
Subject Property	Shopping Center	C (Commercial)	C-1 (Limited Commercial)
North	Shopping Center	C (Commercial)	C-1 (Limited Commercial)
South	Multi-Family Residential	M (Medium Density Residential)	R-3 (Medium Density Residential)
	Multi-Family Residential	H (High Density Residential)	R-5 (Apartments)
East	Multi-Family Residential	MXU (Mixed Use)	R-3 (Medium Density Residential)
	General Retail	C (Commercial)	C-1 (Limited Commercial)
West	Single-Family Residential	L (Low Density Residential) and C (Commercial)	R-1 (Single Family Residential)
	Undeveloped	C (Commercial)	

<i>Master Plan Areas</i>	<i>Compliance</i>
West Las Vegas Plan	Y
<i>Special Purpose and Overlay Districts</i>	<i>Compliance</i>
A-O (Airport Overlay) District (140 Feet)	Y
<i>Other Plans or Special Requirements</i>	<i>Compliance</i>
Trails	N/A
Las Vegas Redevelopment Plan Area	Y
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	N/A

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DEVELOPMENT STANDARDS

<i>Street Name</i>	<i>Functional Classification of Street(s)</i>	<i>Governing Document</i>	<i>Actual Street Width (Feet)</i>	<i>Compliance with Street Section</i>
Owens Avenue	Primary Arterial	Master Plan of Streets and Highways	100	Y
J Street	Local Street	Title 13.12	60	Y
H Street	Major Collector	Master Plan of Streets and Highways	80	Y