



AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: SEPTEMBER 11, 2018

DEPARTMENT: PLANNING

ITEM DESCRIPTION: APPLICANT/OWNER: PRE RANCHO CRAIG, LLC

** STAFF RECOMMENDATION(S) **

CASE NUMBER	RECOMMENDATION	REQUIRED FOR APPROVAL
TMP-74114	Staff recommends APPROVAL, subject to conditions:	

** NOTIFICATION **

NEIGHBORHOOD ASSOCIATIONS NOTIFIED N/A

NOTICES MAILED N/A

PROTESTS 0

APPROVALS 0

**** CONDITIONS ****

TMP-74114 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. Street names must be provided in accordance with the City's Street Naming Regulations.
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. The Final Map shall contain a note granting perpetual common access and parking across the entire subdivision.
5. All development is subject to the conditions of City Departments and State Subdivision Statutes.

Public Works

6. Prior to or concurrent with the recordation a Final Map for this site, grant a perpetual irrevocable access easement from Rancho Drive to Parcel 1 of Page 123, Book 39 of Parcel Maps (APN# 138-02-713-007) as shown on the approved Site Plan.
7. Construct all incomplete half-street improvements on Rancho Drive and Jones Boulevard meeting current City Standards adjacent to this site including required bus turnouts on both Rancho Drive and Jones Boulevard prior to the recordation of a Final Map for this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.
8. Add a note to the Final Map stating: "The recordation of this Final Map does not expunge any vehicular and pedestrian access rights, sewer, and drainage rights existing through recordation of the previously recorded "Craig and Jones Commercial Subdivision" map, recorded in Book 151 Page 100 of plats.

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9. Per Title 19.16.060.W.1, provide a note on the Final Map that states "All parcels created through this map shall have perpetual unobstructed access to all driveways servicing the overall subdivision unless incompatible uses can be demonstrated to the satisfaction of the City Engineer."

10. The onsite sewer shall be private and per Title 19.16.060.W. 2, sewer service for this commercial subdivision shall be shown in accordance with one of the following two alternatives, and the appropriate note shall appear on the face of the recorded Final Map:

1. "The on-site sewers with a minimum pipe diameter of eight inches, and are located within dedicated public sewer easements, are public sewers. The remaining on-site sewer system is a common element of the commercial subdivision which is privately owned and which is maintained in accordance with the covenants, conditions and restrictions that govern the subdivision."

Or:

2. "The on-site sewers with a minimum pipe diameter of eight inches, and are located within dedicated public sewer easements, are public sewers. The remaining on-site sewer system is a common element of the commercial subdivision which is privately owned and which is maintained in accordance with a joint use agreement applicable to the subdivision."

11. The Final Map shall also include the note "The buildings in this commercial subdivision shall be connected to private sewer which is independent of the private sewer of any buildings outside of the boundaries of this commercial subdivision".

12. 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." This condition shall not be enforced if the Owner demonstrates to the satisfaction of the Flood Control Section of Public Works that each lot can drain independently to abutting public roadways.

13. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits or submittal of any construction drawings, whichever may occur first. Provide and improve all drainage ways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site.

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14. Per Unified Development Code (UDC) 19.16.060.G, all requirements must be complied with or such future compliance must be guaranteed by an approved performance security method in accordance with UDC sections 19.02.130.C and 19.02.130.E.
15. 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 a 23.05 acre site at the northeast corner of Rancho Drive and Jones Boulevard.

ISSUES

- The subject site is undeveloped; there are no proposed changes or additions to the site.
- Applicant has not proposed any perimeter walls with this request.

ANALYSIS

The subject site is currently zoned C-2 (General Commercial) and is designated to be utilized as a commercial land use. Any future development will have to be developed to Title 19 development standards for the C-2 (General Commercial) zoning district.

Access to the site will be from Rancho Drive and Craig Road. The site is currently undeveloped. Any future development proposed on the property will require a Site Development Plan Review and must comply with all applicable Title 19 development standards. Also, Staff notes that north/south and east/west cross sections are not shown with this Tentative Map submittal. However, since this property will be a commercial subdivision and is surrounded by public streets and a newly submitted residential subdivision, no retaining walls are shown or anticipated.

Parking and access is intended to be allowed across the site upon future development of the site. A condition of approval will require that common perpetual access and parking will be granted across the entire proposed commercial subdivision. 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-74114)

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 Planning, Fire, Bldg., etc</i>	
01/22/03	The City Council approved a Rezoning (ZON-1257) from: R-E (Residence Estates) and C-2 (General Commercial) to: C-1 (Limited Commercial) on 51.21 acres on the southeast corner of Craig Road and Rancho Drive. The Planning Commission and staff recommended approval. The Resolution of Intent expired 01/22/05.
11/18/15	The City Council approved General Plan Amendment (GPA-60900) from SC (Service Commercial) to GC (General Commercial) on 51.21 acres at the southeast corner of Rancho Drive and Craig Road. The Planning Commission and staff recommended approval.
	The City Council approved Rezoning (GPA-60901) from R-E (Residence Estates) and C-2 (General Commercial) to C-2 (General Commercial) on 51.21 acres at the southeast corner of Rancho Drive and Craig Road. The Planning Commission and staff recommended approval.
	The City Council approved Tentative Map (TMP-60902) for a one-lot commercial subdivision on 51.21 acres at the southeast corner of Rancho Drive and Craig Road. The Planning Commission and staff recommended approval.
12/08/15	The Planning Commission approved Special Use Permit (SUP-61781) for a 1,400 square-foot Beer/Wine/Cooler Off-Sale Establishment at the southwest corner of Craig Road and Jones Boulevard. Staff recommended denial.
	The Planning Commission approved Site Development Plan Review (SDR-61785) for a 1,400 square-foot General Retail Store (Convenience Store with Fuel Pumps) with a waiver to not orient the building to the corner where such is required. Staff recommended denial.
05/09/16	The Final Map (FMP-63304) technical review was approved for a one-lot commercial subdivision on 51.21 acres at the southwest corner of Craig Road and Jones Boulevard. The map was recorded on 06/09/16.

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Related Relevant City Actions by Planning, Fire, Bldg., etc	
10/11/16	The Planning Commission approved Site Development Plan Review (SDR-66476) for a proposed 4,684 square-foot Car Wash, Full Service or Auto Detailing use with a waiver to allow wash bays to face the public right-of-way on a portion of 49.10 acres at the southeast corner of Craig Road and Rancho Drive.
03/22/18	A Parcel Map (PMP-72870) was approved for a two-lot Parcel Map on 46.13 acres at the northeast corner of Rancho Drive and Jones Boulevard. The map recorded on 05/09/18.

Most Recent Change of Ownership	
03/07/16	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
There are no related Building Permits or Business Licenses associated with the subject site.	

Pre-Application Meeting	
07/25/18	A pre-application conference was held with the applicant to discuss the Tentative Map submittal requirements for a one-lot commercial subdivision.

Neighborhood Meeting	
A Neighborhood meeting was not required, nor was one held.	

Field Check	
08/02/18	Staff visited the site and found a well maintained undeveloped site with natural desert vegetation.

Details of Application Request	
Site Area	
Net Acres	23.05

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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	Undeveloped	GC (Commercial)	C-2 (General Commercial)
North	Shopping Center	SC (Service Commercial)	C-1 (Limited Commercial)
South	Undeveloped	SC (Service Commercial)	C-1 (Limited Commercial)
East	Undeveloped	GC (Commercial)	C-2 (General Commercial)
	Shopping Center	SC (Service Commercial)	C-1 (Limited Commercial)
West	Shopping Center	SC (Service Commercial)	C-2 (General Commercial)
	General Retail		C-1 (Limited Commercial)

<i>Master and Neighborhood Plan Areas</i>	<i>Compliance</i>
No Applicable Master Plan Area	N/A
<i>Special Area 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	Y
Las Vegas Redevelopment Plan Area	N/A
Interlocal Agreement	N/A
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	N/A

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>
Rancho Drive	Expressway	Master Plan of Streets & Highways	125	Y
Craig Road	Primary Arterial	Master Plan of Streets & Highways	125	Y
Jones Boulevard	Primary Arterial	Master Plan of Streets & Highways	100	Y