



AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: SEPTEMBER 11, 2018

DEPARTMENT: PLANNING

ITEM DESCRIPTION: APPLICANT/OWNER: DI PROPERTIES, INC.

** STAFF RECOMMENDATION(S) **

CASE NUMBER	RECOMMENDATION	REQUIRED FOR APPROVAL
TMP-74023	Staff recommends APPROVAL, subject to conditions:	

** NOTIFICATION **

NEIGHBORHOOD ASSOCIATIONS NOTIFIED N/A

NOTICES MAILED N/A

PROTESTS 0

APPROVALS 0

**** CONDITIONS ****

TMP-74023 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 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.
3. The Final Map shall contain a note granting perpetual common access and parking across the entire subdivision.
4. All development is subject to the conditions of City Departments and State Subdivision Statutes.

Public Works

- Grant appropriate public roadway, drainage, and sewer easements for a bus turnout per Standard Drawing 234.1 on Bonanza Road on the Final Map of this site. Additionally, grant the associated Bus Shelter Pad Easement to the Regional Transportation Commission in conformance with Standard Drawing #234.2 on unless the Regional Transportation Commission (RTC) acknowledges in writing that this easement is not required or unless sufficient rights are granted to the RTC through the Final Map for this site. Construction of the bus turnout is not required.
6. 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."
 7. 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:

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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."
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8. 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." A technical drainage study shall be submitted and approved prior to further development of this site.
 9. Future development of any pad site will require an update to the previously approved Drainage Plan and Technical Drainage Study.
 10. 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 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 4.76 acres at the northwest corner of Bonanza and Mojave Road.

ANALYSIS

The subject site is developed with a shopping center use and is subject to Title 19 requirements for the C-1 (Limited Commercial) zoning district. Per the submitted justification letter, there is no new development proposed at this time. Site access and circulation will not be impacted.

Staff notes that the north/south and east/west cross sections are provided with this Tentative Map submittal. Since this property and all surrounding property is developed or graded, no retaining walls are shown or anticipated.

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.

FINDINGS (TMP-74023)

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.

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BACKGROUND INFORMATION

<i>Related Relevant City Actions by Planning, Fire, Bldg., etc</i>	
02/04/04	The City Council approved a General Plan Amendment (GPA-3370) from PF (Public Facilities) to SC (Service Commercial), a Rezoning (ZON-3371) from C-V (Civic) to C-1 (Limited Commercial), and a Site Development Plan Review (SDR-3372) and Waivers to allow a 10-foot rear yard setback where 20 feet is the minimum setback required; two loading zones where three are required; and a 10-foot wide loading zone where 15 feet is required for a proposed 43,349 square-foot Retail Center and 8,995 square-foot Auto Service building on 4.76 acres adjacent to the northwest corner of Bonanza Road and Mojave Road. The Planning Commission recommended approval.
10/18/06	The City Council approved a request for an Extension of Time (EOT-16475) of an approved Rezoning (ZON-3371) from C-V (Civic) to C-1 (Limited Commercial) on 4.76 acres adjacent to the northwest corner of Bonanza Road and Mojave Road.
07/16/08	The City Council approved a request for a Major Amendment (SDR-27920) to an approved Site Development Plan Review (SDR-3372) for a proposed 3,264 square-foot Restaurant with Drive-Through on 4.76 acres at 3040 East Bonanza Road. The Planning Commission recommended approval.
10/15/08	The City Council approved a request for a Special Use Permit (SUP-29227) for a 5,000 square-foot Retail Establishment with Accessory Package Liquor Off-Sale in an approved shopping center at the northwest corner of Bonanza Road and Mojave Road. The Planning Commission and staff recommended approval.
07/07/10	The City Council approved a Special Use Permit (SUP-38028) for a proposed Billiard Parlor or Pool Hall use and a related Special Use Permit (SUP-38029) for a proposed Beer/Wine/Cooler On-Sale Establishment use. The Planning Commission and staff recommended approval.
06/06/12	The City Council approved a Special Use Permit (SUP-44658) for a proposed Beer/Wine/Cooler Off-Sale Establishment use. The Planning Commission and staff recommended approval.
08/22/12	Planning Department Staff administratively approved Special Use Permit (SUP-46223) for a proposed increased floor area of an approved Beer/Wine/Cooler Off-Sale Establishment Use by 697 square feet.

<i>Most Recent Change of Ownership</i>	
12/14/17	A deed was recorded for a change in ownership.

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Related Building Permits/Business Licenses	
There are no related building permits/business licenses in regards to the subject Tentative Map.	

Pre-Application Meeting	
07/09/18	Staff conducted a pre-application meeting with the applicant where the submittal requirements and deadlines were reviewed for a proposed Tentative Map.

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

Field Check	
08/02/18	Staff conducted a routine field check and found an active shopping center. There were no signs of trash or debris.

Details of Application Request	
Site Area	
Net Acres	4.76

Surrounding Property	Existing Land Use Per Title 19.12	Planned or Special Land Use Designation	Existing Zoning District
Subject Property	Shopping Center	SC (Service Commercial)	C-1 (Limited Commercial)
North	Fire Training Center and Animal Shelter	PF (Public Facilities)	C-V (Civic)
South	Convenience Store	SC (Service Commercial)	C-1 (Limited Commercial)
	Multi-Family Residential	M (Medium Density Residential)	R-3 (Medium Density Residential)
East	City of Las Vegas Maintenance and Storage Yards	PF (Public Facilities)	C-V (Civic)
West	Multi-Family Residential	M (Medium Density Residential)	R-3 (Medium Density Residential)

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<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>
No Applicable Special Area or Overlay Districts	N/A
<i>Other Plans or Special Requirements</i>	<i>Compliance</i>
Trails	N/A
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>
Bonanza Road	Primary Arterial	Planned Streets and Highways Map	100	Y
Mojave Road	Primary Arterial	Planned Streets and Highways Map	100	Y