



AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: NOVEMBER 8, 2011

DEPARTMENT: PLANNING

ITEM DESCRIPTION: APPLICANT/OWNER: EL POLLO LOCO, INC.

**** STAFF RECOMMENDATION(S) ****

<i>CASE NUMBER</i>	<i>RECOMMENDATION</i>	<i>REQUIRED FOR APPROVAL</i>
SDR-43345	Staff recommends APPROVAL, subject to conditions:	

**** CONDITIONS ****

SDR-43345 CONDITIONS

Planning

1. Approval of and conformance to the Conditions of Approval for Rezoning (Z-0096-84) shall be required, if approved.
2. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.
3. All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 09/22/11, except as amended by conditions herein.
4. A Waiver from Title 19.08.070 is hereby approved, to allow a three-foot wide landscape buffer along the west perimeter where eight feet is required.
5. Any changes based upon right-of-way, traffic or drainage studies or street improvements required by the city or public utilities shall not reduce the widths of perimeter landscape buffers, height of walls or quantities of plant materials from that on submitted landscape plans date stamped 09/22/11. Any changes based upon subsequently submitted studies must be accommodated elsewhere on the site.
6. Prior to occupancy, all necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.

YK

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7. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
8. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. A permanent underground sprinkler system is required, and shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications. Installed landscaping shall not impede visibility of any traffic control device.
9. Reflective glazing at the pedestrian level is prohibited. Glazing above the pedestrian level shall be limited to a maximum reflectance rating of 22% (as defined by the National Institute of Standards and Technology).
10. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
11. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.08.040.
12. Parking lot lighting standards shall be no more than 30 feet in height and shall utilize downward-directed lights with full cut-off luminaries. Lighting on the exterior of buildings shall be shielded and shall be downward-directed. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.
13. 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.
14. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

15. A Drainage Study update or other information acceptable to the Flood Control Section must be submitted to and approved by the Department of Public Works prior to issuance of any building or grading permits. Provide and improve all drainageways recommended in the approved drainage study update.

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**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a request for a new fast food restaurant with a drive-through at 6131 West Lake Mead Boulevard. The project will be developed per Title 19 requirements, except for the requested waiver. The parcel is the last undeveloped pad in a commercial subdivision. Staff recommends approval, with conditions. If denied, the parcel would remain undeveloped until a revised site plan was reviewed and approved.

ISSUES

- A Waiver is required to allow a three-foot wide landscape buffer along the west perimeter where eight feet is required. Staff supports the request since the adjacent lot was originally part of the shopping center and no negative effect will result from the waiver.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc</i>	
02/20/85	The City Council approved a reclassification of the subject site to C-1 (Limited Commercial) zoning as part of a larger request (Z-0096-84)
05/11/00	The Planning Commission approved a Site Development Plan Review [Z-0096-84(16)] for a Fast Food Restaurant with Drive-Through at the southwest corner of Lake Mead Boulevard and Jones Boulevard.
11/03/00	The City Council approved a Site Development Plan Review [Z-0096-84(17)] for a 58,210 square-foot Commercial Center at the southwest corner of Lake Mead Boulevard and Jones Boulevard. Planning Commission and Staff recommended approval.
11/20/02	The City Council approved a Site Development Plan Review [Z-0096-84(18)] for a 39,910 square-foot Wal-Mart Neighborhood Market at the southwest corner of Lake Mead Boulevard and Jones Boulevard. The subject site was included in this approval as “future” development. Planning Commission and Staff recommended approval.
09/23/04	The Planning Commission approved a Master Sign Plan (MSP-5001) for a 39,910 square-foot Commercial Center at the southwest corner of Lake Mead Boulevard and Jones Boulevard. Staff recommended approval.

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11/17/05	The Planning Commission approved a Site Development Plan Review (SDR-9676) for a 15,000 square-foot retail development with Waivers of Building Placement, Foundation, and Perimeter Landscaping Requirements at the southwest corner of Lake Mead Boulevard and Jones Boulevard. Staff recommended approval.
09/25/08	The Planning Commission approved a Site Development Plan Review (SDR-29382) request for a Major Amendment to an approved Site Development Plan Review [Z-0096-84(17)] for a proposed 2,838 square-foot restaurant with drive-through and a waiver of the perimeter landscape buffer requirements to allow a three-foot buffer along the east property line where eight feet is required at 6151 West Lake Mead Boulevard. Staff recommended approval.

Most Recent Change of Ownership

02/04/09	A deed was recorded for a change in ownership.
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Related Building Permits/Business Licenses

No building permits or business licenses have been issued for this undeveloped parcel.
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Pre-Application Meeting

08/16/11	Staff met with the applicant and reviewed the requirements for a Site Development Plan Review application. It was noted that a waiver of the east perimeter landscape buffer width would be required.
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Neighborhood Meeting

A neighborhood meeting was not required, nor was one held.
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Field Check

09/29/11	Staff visited the site and found a vacant parcel in a commercial shopping center. The site was clean and well maintained.
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Details of Application Request

<i>Site Area</i>	
Net Acres	0.56

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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 pad of an existing Shopping Center	SC (Service Commercial)	C-1 (Limited Commercial)
North	Shopping Center	SC (Service Commercial)	C-1 (Limited Commercial)
South	Mini-Storage Facility	SC (Service Commercial)	C-1 (Limited Commercial)
East	Retail	SC (Service Commercial)	C-1 (Limited Commercial)
West	Multi-Family Dwellings	M (Medium Density Residential)	R-3 (Medium Density Residential)

<i>Special Purpose and Overlay Districts</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Purpose and Overlay Districts	X		
Airport Overlay – 105 Feet	X		Y
Trails		X	N/A
Rural Preservation Overlay District		X	N/A
Las Vegas Redevelopment Plan Area		X	N/A
Development Impact Notification Assessment		X	N/A
Project of Regional Significance		X	N/A

DEVELOPMENT STANDARDS

Pursuant to Title 19.08.070, the following standards apply:

<i>Standard</i>	<i>Required/Allowed</i>	<i>Provided</i>	<i>Compliance</i>
Min. Lot Width	100 Feet	365 Feet	Y
Min. Setbacks			
• Front	10 Feet	75 Feet	Y
• Side	10 Feet	14 Feet	Y
• Corner	10 Feet	N/A	N/A
• Rear	20 Feet	300 Feet	Y
Max. Lot Coverage	50%	8.7%	Y
Max. Building Height	N/A	N/A	N/A
Trash Enclosure	Screened, Enclosed	Screened, Enclosed	Y
Mech. Equipment	Screened	Screened	Y

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Pursuant to Title 19.08.070, the following standards apply:

Landscaping and Open Space Standards				
Standards	Required		Provided	Compliance
	Ratio	Trees		
Buffer Trees:				
• North	1 Tree / 20 Linear Feet	0 Trees	0 Trees	Y
• South	1 Tree / 20 Linear Feet	0 Trees	0 Trees	Y
• East	1 Tree / 20 Linear Feet	0 Trees	0 Trees	Y
• West	1 Tree / 20 Linear Feet	11 Trees	1 Trees	N
TOTAL PERIMETER TREES		11 Trees	1 Trees	N
Parking Area Trees	1 Tree / 6 Uncovered Spaces, plus 1 tree at the end of each row of spaces	5 Trees	6 Trees	Y
LANDSCAPE BUFFER WIDTHS				
Min. Zone Width				
• North	15 Feet		15 Feet	Y
• South	8 Feet		8 Feet	Y
• East	8 Feet		8 Feet	Y
• West	8 Feet		3 Feet	N

Street Name	Functional Classification of Street(s)	Governing Document	Actual Street Width (Feet)	Compliance with Street Section
Lake Mead Boulevard	Primary Arterial	Master Plan of Streets and Highways	100	Y
Jones Boulevard	Secondary Collector	Master Plan of Streets and Highways	80	Y

Pursuant to Title 19.08 and 19.12, the following parking standards apply:

Parking Requirement							
Use	Gross Floor Area or Number of Units	Required		Provided		Compliance	
		Parking Ratio	Parking		Parking		
			Regular	Handi-capped	Regular	Handi-capped	
Shopping Center	60,166 SF	1:250 SF	240				
TOTAL SPACES REQUIRED			240		240		Y
Regular and Handicap Spaces Required			234	7	227	13	Y

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<i>Waivers</i>		
<i>Requirement</i>	<i>Request</i>	<i>Staff Recommendation</i>
Provide an eight foot wide west perimeter landscape buffer.	To provide a three foot wide west perimeter landscape buffer	Approval

ANALYSIS

The proposed project will develop the last remaining undeveloped pad in this shopping center. The applicant has requested a waiver to allow a three-foot wide landscape buffer along the west perimeter where a minimum of eight feet is required. The request is justified since the adjacent lot was developed as part of the shopping center and then sub-divided and sold. There will be no negative effect on the adjacent development if the waiver is approved; therefore, staff supports the request.

This will be a new fast food restaurant with a drive-through in a one-lot commercial subdivision. All development standards are being met with the exception of the requested waiver. Since the project is appropriate for the site and is harmonious and compatible with the surrounding development, staff recommends approval, with conditions.

FINDINGS (SDR-43345)

In order to approve a Site Development Plan application, per Title 19.16.100(E) the Planning Commission and/or City Council must affirm the following:

1.The proposed development is compatible with adjacent development and development in the area;

The proposed Restaurant with Drive-Through is compatible with the other services provided in the existing shopping center.

2.The proposed development is consistent with the General Plan, this Title, the Design Standards Manual, the Landscape, Wall and Buffer Standards, and other duly-adopted city plans, policies and standards;

The proposed development is consistent with the General Plan and generally in compliance with Title 19 requirements. The requested Waiver will not negatively impact the subject site or the surrounding neighborhood.

3.Site access and circulation do not negatively impact adjacent roadways or neighborhood traffic;

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Site access is via existing shared access driveways from Lake Mead Boulevard and Jones Boulevard, which will then provide interior shopping center access to the subject site. The site will not have a negative impact on neighborhood traffic.

4. Building and landscape materials are appropriate for the area and for the City;

Building and landscape materials are appropriate for the area and meet the requirements of Title 19.

5. Building elevations, design characteristics and other architectural and aesthetic features are not unsightly, undesirable, or obnoxious in appearance; create an orderly and aesthetically pleasing environment; and are harmonious and compatible with development in the area;

The architectural design of this project is consistent with the surrounding shopping center. The proposed building elevations depict appropriate design and architectural features that are consistent with the area and the requirements of Title 19.

6. Appropriate measures are taken to secure and protect the public health, safety and general welfare.

The proposed development will be subject to permit review and inspection, and therefore appropriate measures will be taken to protect the public health, safety or welfare.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

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NOTICES MAILED 361

APPROVALS 0

PROTESTS 0