



AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: AUGUST 12, 2014

DEPARTMENT: PLANNING

ITEM DESCRIPTION: APPLICANT/OWNER: ARCHLAND PROPERTY I, LLC

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

<i>CASE NUMBER</i>	<i>RECOMMENDATION</i>	<i>REQUIRED FOR APPROVAL</i>
SUP-54578	Staff recommends APPROVAL, subject to conditions:	

**** CONDITIONS ****

SUP-54578 CONDITIONS

Planning

1. All signage shall be permitted and meet minimum code requirements within 30 days of final approval.
2. Approval of and conformance to the Conditions of Approval for Site Development Plan Review (SDR-54579) shall be required.
3. 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.
4. The stacking of two vehicles per drive-through lane is hereby approved.
5. 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.
6. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit, as well as submitted as part of any business license application.
7. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

YK

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**** STAFF REPORT ****

PROJECT DESCRIPTION

The applicant is requesting to add an additional drive-through lane at an existing restaurant at 7150 West Craig Road. This is located within a shopping center. The applicant is not meeting the minimum conditions for a dual drive-through, since only two vehicle stacking per lane is being provided. Due to the age of the existing shopping mall and the location of the restaurant, staff does not see a circulation problem with the lack of stacking with this request. Therefore, staff recommends approval with conditions.

ISSUES

- A Special Use Permit (SUP-54788) is required to allow a dual drive-through without the required three-vehicle stacking per lane.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc</i>	
12/15/93	The City Council approved a reclassification (Z-0105-93) from N-U (Non-Urban) to C-1 (Limited Commercial) for a proposed shopping center. The original request was for C-2 (General Commercial), but City Council amended the request to C-1. The Planning Commission and staff recommended approval.
10/02/96	The City Council approved a Reinstatement and Extension of Time [Z-0105-93(2)] on property located on the northeast corner of Craig Road and Tenaya Way for an approved 146,600 square-foot commercial center. The Planning Commission and staff recommended approval.
07/03/14	The Planning Department staff approved a Site Development Plan Review, Minor (SDR-54579) for elevation and parking lot improvements for an existing restaurant at 7150 West Craig Road.

<i>Most Recent Change of Ownership</i>	
06/30/04	A deed was recorded for a change in ownership.

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Related Building Permits/Business Licenses	
12/12/00	A Certificate of Occupancy (#327812) was issued for a restaurant at 7150 West Craig Road.
06/26/14	A building permit (#263714) for a Tenant Improvement at 7150 West Craig Road was applied for. The permit is pending Planning Department approval.

Pre-Application Meeting	
06/02/14	Staff met with the applicant and reviewed the proposal to add another drive-through lane. This will require a Special Use Permit since the stacking requirement is not being met. The façade improvements and minor square-footage additions will be processed via a Site Development Plan Review, Minor application.

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

Field Check	
07/03/14	Staff visited the site and found an open fast food restaurant with a single drive-through lane. The site was clean and well maintained.

Details of Application Request	
Site Area	
Net Acres	0.78

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	Shopping Center	SC (Service Commercial)	C-1 (Limited Commercial)
South	Shopping Center	SC (Service Commercial)	C-1 (Limited Commercial)
East	U.S. 95 Right-of-way	U.S. 95 Right-of-way	U.S. 95 Right-of-way
West	Financial Institution	O (Office)	O (Office)
	Single-Family, Detached	L (Low Density Residential)	R-CL (Single Family, Compact-Lot)
	Pet Cemetery	RS (Residential Suburban) Clark County	R-E (Rural Estates Residential District) Clark County

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<i>Master Plan Areas</i>	<i>Compliance</i>
No Applicable Master Plan Area	N/A
<i>Special Purpose and Overlay Districts</i>	<i>Compliance</i>
A-O (Airport Overlay) District (175 Feet)	Y
<i>Other Plans or Special Requirements</i>	<i>Compliance</i>
Trails	N/A
Las Vegas Redevelopment Plan Area	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>
Craig Road	Primary Arterial	Planned Streets and Highways Map	100	Y
Tenaya Way	Secondary Collector	Planned Streets and Highways Map	80	Y

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

<i>Parking Requirement</i>							
<i>Use</i>	<i>Gross Floor Area or Number of Units</i>	<i>Required</i>		<i>Provided</i>		<i>Compliance</i>	
		<i>Parking Ratio</i>	<i>Parking</i>		<i>Parking</i>		
			Regular	Handi-capped	Regular		Handi-capped
Shopping Center	67,904 SF	1 per 250 SF	272				
TOTAL SPACES REQUIRED			272		295		Y
Regular and Handicap Spaces Required			265	7	288	7	Y
Loading Spaces			4		4		Y

ANALYSIS

The Drive-Through use is defined as “The use of a dedicated drive lane that, incidental to a principal use, provides access to a station, such as a window, door or mechanical device, from which occupants of a motor vehicle receive or obtain a product or service.” The proposed use meets the definition as described in the justification letter. There are no minimum Special Use Permit conditions for this use.

YK

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A Special Use Permit is being requested as the requirement to provide a three-vehicle stacking lane for each of the drive-through lanes is not being provided. The site only has room to provide stacking of two vehicles per lane. There are three ingress/egress points to the parking lot where the drive-through will be located. If there are vehicles stacked greater than two in each lane, this will block one of the ingress/egress points. Staff doesn't view this as a major concern, since there will be two remaining ways for customers to come and go from the restaurant. Also, no parking spaces will be blocked, just one of the aisles.

FINDINGS (SUP-54578)

In order to approve a Special Use Permit application, per Title 19.16.110(L) the Planning Commission and City Council must affirm the following:

1. The proposed land use can be conducted in a manner that is harmonious and compatible with existing surrounding land uses, and with future surrounding land uses as projected by the General Plan.

The existing restaurant will remain compatible with the surrounding area, as it is adjacent to similar commercial uses. The applicant will increase the drive-through capacity, which will reduce congestion within the existing shopping center parking lot.

2. The subject site is physically suitable for the type and intensity of land use proposed.

The proposed dual drive-through use is located within an existing shopping center, which is suitable for the proposal.

3. Street or highway facilities providing access to the property are or will be adequate in size to meet the requirements of the proposed use.

The site is accessed via drive aisles fed from Craig Road and Tenaya Way. The on-site circulation will improve with a redesigned, dual drive-through lane that allows a queuing of vehicles in a more efficient manner. The restaurant will maintain a single pick-up aisle, but will include a split lane with two menu boards, thus reducing the overall length of vehicle queuing.

4. Approval of the Special Use Permit at the site in question will not be inconsistent with or compromise the public health, safety, and welfare or the overall objectives of the General Plan.

This approval will not compromise the public health, safety, or welfare since permits and inspections by staff will ensure compliance.

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5. The use meets all of the applicable conditions per Title 19.12.

There are no conditions for a Drive-Through with an approved Special Use Permit.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 22

NOTICES MAILED 360

APPROVALS 0

PROTESTS 0