



AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: FEBRUARY 14, 2017

DEPARTMENT: PLANNING

ITEM DESCRIPTION: APPLICANT: TERRIBLE HERBST, INC. - OWNER: CS 4015, LLC

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

CASE NUMBER	RECOMMENDATION	REQUIRED FOR APPROVAL
SUP-68411	Staff recommends APPROVAL, subject to conditions:	SDR-68410
SUP-68413	Staff recommends APPROVAL, subject to conditions:	SDR-68410
SUP-68414	Staff recommends APPROVAL, subject to conditions:	SDR-68410
SUP-68415	Staff recommends APPROVAL, subject to conditions:	SDR-68410
SUP-68416	Staff recommends APPROVAL, subject to conditions:	SDR-68410
SDR-68410	Staff recommends APPROVAL, subject to conditions:	SUP-68411 SUP-68413

**** NOTIFICATION ****

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

8

NOTICES MAILED

563 - SUP-68411 and SUP-68413

563 - SUP-68414 and SUP-68415

563 - SUP-685416 and SDR-68410

APPROVALS

0 - SUP-68411 and SUP-68413

0 - SUP-68414 and SUP-68415

0 - SUP-685416 and SDR-68410

PROTESTS

1 - SUP-68411

2 - SUP-68413

2 - SUP-68414 and SUP-68415

2 - SUP-685416 and SDR-68410

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**** CONDITIONS ****

SUP-68411 CONDITIONS (Convenience Store)

Planning

1. Approval of and conformance to the Conditions of Approval for Site Development Plan Review (SDR-68410) shall be required.
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 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.
4. 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.
5. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

SUP-68413 CONDITIONS (Service Station)

Planning

1. Approval of and conformance to the Conditions of Approval for Site Development Plan Review (SDR-68410) shall be required.
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.

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3. 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.
4. 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.
5. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

SUP-68414 CONDITIONS (Beer)

Planning

1. Approval of and conformance to the Conditions of Approval for Site Development Plan Review (SDR-68410) shall be required.
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 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.
4. 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.
5. Approval of this Special Use Permit does not constitute approval of a liquor license.
6. This business shall operate in conformance to Chapter 6.50 of the City of Las Vegas Municipal Code.
7. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

SUP-68415 CONDITIONS (Wine)

Planning

1. Approval of and conformance to the Conditions of Approval for Site Development Plan Review (SDR-68410) shall be required.
2. 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.
3. 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.
4. Approval of this Special Use Permit does not constitute approval of a liquor license.
5. This business shall operate in conformance to Chapter 6.50 of the City of Las Vegas Municipal Code.
6. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

SUP-68416 CONDITIONS (Gaming)

Planning

1. Approval of and conformance to the Conditions of Approval for Site Development Plan Review (SDR-68410) shall be required.
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.

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3. 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.
4. 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.
5. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

SDR-68410 CONDITIONS

Planning

1. Approval of and conformance to the Conditions of Approval for Special Use Permit (SUP-68411), Special Use Permit (SUP-68413), Special Use Permit (SUP-68414), Special Use Permit (SUP-68415), Special Use Permit (SUP-68416), and Special Use Permit (SUP-68534) 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 01/04/17, except as amended by conditions herein.
4. The Trash Enclosure and Mechanical Equipment shall be screened in accordance with Title 19.08.040(E)(4).
5. Lighting shall be in compliance with the Lone Mountain West Master Development Plan and Design Standards.
6. 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.

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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. 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.
10. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

11. Correct all American's with Disabilities Act (ADA) deficiencies on the sidewalk and the proposed driveways adjacent to this site in accordance with code requirements of Title 13.56.040 to the satisfaction of the City Engineer concurrent with development of 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.
12. Unless otherwise allowed by the City Engineer, construct sidewalk on at least one side of all access drives connecting this site to the adjacent public streets concurrent with development of this site. The connecting sidewalk shall extend from the sidewalk on the public street to the first intersection of the on-site roadway network and shall be terminated on-site with a handicap ramp.
13. All private improvements and landscaping installed with this project shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
14. Contact the City Engineer's Office at 702-229-6272 to coordinate the development of this project with the "Gowan Box Canyon – Lone Mountain Road" project and any other public improvement projects adjacent to this site. Comply with the recommendations of the City Engineer.

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15. Submit a License Agreement for landscaping and private improvements in the Cliff Shadows Parkway public rights-of-way, if any, prior to the issuance of permits for these improvements. The applicant must carry an insurance policy for the term of the License Agreement and add the City of Las Vegas as an additionally insured entity on this insurance policy. If requested by the City, the applicant shall remove property within the public right-of-way at the applicant's expense pursuant to the terms of the City's License Agreement. The installation and maintenance of all private improvements in the public right-of-way shall be the responsibility of the applicant and any successors in interest to the property and assigns pursuant to the terms of the License Agreement. Coordinate all requirements for the License Agreement with the Land Development Section of the Department of Building and Safety (229-4836).
16. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site, whichever may occur first. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights of way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.
17. 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 drainageways 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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**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a request for a Site Development Plan Review for a proposed 4,620 square-foot Convenience Store with a 3,666 square-foot fuel canopy, and a 1,020 square-foot Car Wash located on 2.0 acres at the southwest corner of Lone Mountain Road and Cliff Shadows Parkway. The subject site is located within the Master Plan area of Lone Mountain West, which requires a Special Use Permit for each of the proposed land uses: Convenience Store, Service Station (Car Wash and Gasoline Sales), Beer Sales, Wine Sales, and Gaming (incidental gaming machines only).

ISSUES

- A Special Use Permit is required for a Convenience Store within the Lone Mountain West Master Plan area. Staff is recommending approval of this application.
- A Special Use Permit is required for a Service Station (Car Wash and Gasoline Sales) within the Lone Mountain West Master Plan area. Staff is recommending approval of this application.
- A Special Use Permit is required for Beer Sales within the Lone Mountain West Master Plan area. Staff is recommending approval of this application.
- A Special Use Permit is required for Wine Sales within the Lone Mountain West Master Plan area. Staff is recommending approval of this application.
- A Special Use Permit is required for Gaming (incidental gaming machines only) within the Lone Mountain West Master Plan area. Staff is recommending approval of this application.
- A Site Development Plan Review is required for the proposed 4,620 square-foot Convenience Store with a 3,666 square-foot fuel canopy, and a 1,020 square-foot Car Wash. Staff is recommending approval of this application.

ANALYSIS

The subject site is located within the Master Plan area of Lone Mountain West with a land use designation of VC (Village Commercial). The Village Commercial land use designation addresses parcels up to 20 acres in size with a maximum lot coverage of 30 percent. This category allows low to medium intensity retail, office or other commercial uses that serve primarily local area patrons and does not include more intense general

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commercial characteristics. Village Commercial is typically located on the periphery of residential neighborhoods and should be confined to the intersections of major arterials and major freeways. The subject site is a corner lot adjacent to a Lone Mountain is a 100-foot Primary Arterial (Lone Mountain Road) and an 80-foot Major Collector (Cliff Shadows Parkway).

The applicant has proposed to develop the far northeast corner of the site while leaving the far western edge of the site undeveloped at this time. The development includes a 4,620 square-foot Convenience Store with a Car Wash bay located on the north side of the Convenience Store, and a fuel canopy located approximately 57 feet south of the Convenience Store.

The Lone Mountain West Master Development Plan and Design Standards requires a Special Use Permit for each of the proposed land uses: Convenience Store, Service Station (Car Wash and Gasoline Sales), Beer Sales, Wine Sales, and Gaming (Incidental Gaming Machines Only). While the Lone Mountain West Master Development Plan and Design Standards do not list specific minimum Special Use Permit requirements, the proposed land uses do meet the minimum Special Use Permit requirements set forth by Title 19.12 which include a minimum distance separation of 400 feet (measured parcel line to parcel line) from protected uses such as a Church/House of Worship, a school, an individual care center licensed for more than 12 children, and a City park; and a vehicle stacking lane for a Car Wash able to accommodate a minimum of six vehicles.

Building Placement and Orientation:

Per the Lone Mountain West Master Development Plan and Design Standards, “the orientation of a building or structure upon a site must reflect not only the projects functional needs, but also must be responsive to the individual parcel’s characteristics and sensitive to adjacent land uses and the larger surrounding community.” The proposed site plan took into consideration the parcel’s characteristics including being a corner lot adjacent to both a Primary Arterial and a Major Collector while being adjacent to single family homes on both the south and east perimeters of the subject site. The building is oriented to the corner to provide the maximum distance possible between the commercial uses and the residential uses. The proposed site plan also provides deep landscape buffers to shield the stacking lane and wash bay of the car wash from the right-of-way. As required by the Lone Mountain West Master Development Plan and Design Standards, a direct pedestrian pathway has been provided onto the site from the pedestrian sidewalk, and a well-defined building entry has been provided for pedestrians. Vehicular traffic will have special paving to create a sense of arrival. The primary building entry has been emphasized by receding the entrance in accordance with the Lone Mountain West Master Development Plan and Design Standards.

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Elevations:

The Lone Mountain West Master Development Plan and Design Standards discourages the use of white, off-white, and gray for building color selection and requires a minimum of ten percent of contrasting materials for the building facade. In compliance with this requirement, the applicant has proposed a building that is bathed in warm earth-toned colors with contrasting materials such as stone veneer, cement plaster, aluminum, and steel awnings.

Landscaping:

In accordance with the Lone Mountain West Master Development Plan and Design Standards, the landscape plan depicts a site where 15 percent of the parcel area is landscaped. The landscape materials used are from the Lone Mountain West Plant Palette and include Blue Palo Verde trees, and lantana shrubs.

Complete Streets:

The sidewalk adjacent to the subject has already been installed and the Department of Public Works has waived the Complete Street Standard in order to keep the area uniform. The applicant has provided the required pedestrian pathway that links the building to the existing sidewalk as required by the Lone Mountain West Master Development Plan and Design Standards.

FINDINGS (SUP-68411, SUP-68413, SUP-68414, SUP-68415, and SUP-68416) *[for Convenience Store, Service Station (Car Wash and Gasoline Sales), Beer Sales, Wine Sales, and Gaming (incidental gaming machines only) respectively].*

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 subject site is designated VC (Village Commercial) by the Lone Mountain West Master Development Plan and Design Standards which allows commercial uses that serve primarily local area patrons. The proposed site design allows the proposed land uses to be conducted in a manner that is harmonious and compatible with the existing surrounding land uses. Village Commercial is typically located on the periphery of residential neighborhoods and should be confined to the intersections of major arterials and major freeways, which the subject site is.

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

The subject site is located on the corner of a Primary Arterial and a Major Collector in the VC (Village Commercial) District of the Lone Mountain West Master Plan which is specifically designed to accommodate commercial uses that serve primarily local area patrons such as a convenience store with fuel pumps and a car wash.

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.

Lone Mountain Road is a Primary Arterial and Cliff Shadows Parkway is a Major Collector as defined by the Master Plan of Streets and Highways, both of which are adequate in size to accommodate the vehicular traffic associated with the proposed land uses.

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.

The proposed development will be subject to design review during the building permit process, as well as regular inspections during the construction phase of the project. Once in operation, the proposed land uses will be subject to regular inspection by the Planning Department, Business Licensing Division. These safeguards ensure the health, safety, and welfare of the general public before, during, and after the proposed project is developed.

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

While the Lone Mountain West Master Development Plan and Design Standards do not list specific minimum Special Use Permit requirements, the proposed land uses do meet the minimum Special Use Permit requirements set forth by Title 19.12 which include a minimum distance separation of 400 feet (measured parcel line to parcel line) from protected uses such as a Church/House of Worship, a school, an individual care center licensed for more than 12 children, and a City park; and a vehicle stacking lane for a Car Wash able to accommodate a minimum of six vehicles.

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FINDINGS (SDR-68410)

In order to approve a Site Development Plan Review 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 development is in accordance with the development standards set forth by the Lone Mountain West Master Development Plan and Design Standards and is compatible with adjacent development and development in the area.

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 has met the minimum design requirements set forth by the Lone Mountain West Master Development Plan and Design Standards as well as City plans, policies and standards.

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

The proposed site circulation allows for access from both Lone Mountain Road and Cliff Shadows Parkway while allowing for traffic to flow easily through and around the fuel pumps as well as the remaining parking lot area.

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

The building and landscape materials are in accordance with the Lone Mountain West Master Development Plan and Design Standards and are appropriate for the area and the City.

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;

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The building elevations and design characteristics are in accordance with the Lone Mountain West Master Development Plan and Design Standards and are not unsightly, or obnoxious in appearance. They will positively contribute to the Lone Mountain West Master Plan theme and be harmonious and compatible with development in the area.

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

The proposed development will be subject to design review during the building permit process, as well as regular inspections during the construction phase of the project. Once in operation, the proposed land uses will be subject to regular inspection by the Planning Department, Business Licensing Division. These safeguards ensure the health, safety, and welfare of the general public before, during, and after the proposed project is developed.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
09/18/02	The City Council approved a request for a Major Modification [Z-0024-99(44)] to the Lone Mountain West Master Development Plan to add approximately five acres to the plan and to designate the northern half VC (Village Commercial) and the southern half as ML (Medium Low Density Residential) adjacent to the southwest corner of Lone Mountain Road and Cliff Shadows Parkway.
	The City Council approved a request for a Special Use Permit (U-0081-02) for the sale of packaged liquor for off-premise consumption in conjunction with a proposed convenience store adjacent to the southwest corner of Lone Mountain Road and Cliff Shadows Parkway.
	The City Council approved a request for a Special Use Permit (U-0082-02) for gasoline sales in conjunction with a proposed convenience store adjacent to the southwest corner of Lone Mountain Road and Cliff Shadows Parkway.
	The City Council approved a request for a Special Use Permit (U-0083-02) for a tavern adjacent to the southwest corner of Lone Mountain Road and Cliff Shadows Parkway.
	The City Council approved a request for Site Development Plan Review [Z-0067-99(2)] for a convenience store with gasoline pumps and a tavern on approximately two acres adjacent to the southwest corner of Lone Mountain Road and Cliff Shadows Parkway.

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
10/06/04	The City Council approved a request for an Extension of Time (EOT-5064) of an approved Special Use Permit (U-0081-02) that allowed the sale of packaged liquor for off-premise consumption in conjunction with a proposed convenience store adjacent to the southwest corner of Lone Mountain Road and Cliff Shadows Parkway. Staff recommended approval.
	The City Council approved a request for an Extension of Time (EOT-5066) of an approved Special Use Permit (U-0082-02) that allowed gasoline sales in conjunction with a proposed convenience store adjacent to the southwest corner of Lone Mountain Road and Cliff Shadows Parkway. Staff recommended approval.
	The City Council approved a request for an Extension of Time (EOT-5068) of an approved Special Use Permit (U-0083-02) for a proposed tavern adjacent to the southwest corner of Lone Mountain Road and Cliff Shadows Parkway. Staff recommended approval.
	The City Council approved a request for an Extension of Time (EOT-5070) of an approved Site Development Plan Review [Z-0067-99(2)] that allowed a tavern and convenience store with fuel pumps adjacent to the southwest corner of Lone Mountain Road and Cliff Shadows Parkway. Staff recommended approval.
09/20/06	The City Council approved a request for an Extension of Time (EOT-15963) of an approved Special Use Permit (U-0081-02) that allowed the sale of packaged liquor for off-premise consumption in conjunction with a proposed convenience store adjacent to the southwest corner of Lone Mountain Road and Cliff Shadows Parkway. Staff recommended approval.
	The City Council approved a request for an Extension of Time (EOT-15962) of an approved Special Use Permit (U-0082-02) that allowed gasoline sales in conjunction with a proposed convenience store adjacent to the southwest corner of Lone Mountain Road and Cliff Shadows Parkway. Staff recommended approval.
	The City Council approved a request for an Extension of Time (EOT-15961) of an approved Special Use Permit (U-0083-02) to allow a tavern adjacent to the southwest corner of Lone Mountain Road and Cliff Shadows Parkway. Staff recommended approval.
	The City Council approved a request for an Extension of Time (EOT-15958) of an approved Site Development Plan Review [Z-0067-99(2)] that allowed a tavern and convenience store with fuel pumps adjacent to the southwest corner of Lone Mountain Road and Cliff Shadows Parkway. Staff recommended approval.

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
09/05/07	The City Council approved a request for a Variance (VAR-22100) to allow a 27.2-foot tall retail building to be 20 feet from residential property where residential adjacency standards require an 81.6-foot setback on 2.00 acres adjacent to the southwest corner of Lone Mountain Road and Cliff Shadows Parkway. The Planning Commission and staff recommended denial.
	The City Council approved a request for a Variance (VAR-21993) to allow 123 parking spaces where 134 parking spaces are required for a proposed 16,663 square-foot commercial shopping center on 2.00 acres adjacent to the southwest corner of Lone Mountain Road and Cliff Shadows Parkway. The Planning Commission and staff recommended denial.
	The City Council approved a request for a Site Development Plan Review (SDR-21992) for a proposed 9,663 square-foot commercial shopping center with a 3,500 square-foot tavern and 3,000 square-foot convenience store with Waivers of Lone Mountain West landscape standards and Waivers to allow zero-foot perimeter landscape buffer on a portion of the north property line where 15 feet is required, a three-foot perimeter landscape buffer on a portion of the east property line where 15 feet is required, a zero-foot perimeter landscape buffer on a portion of the south property line where eight feet is required, and a four-foot perimeter landscape buffer on a portion of the west property line where eight feet is required on 2.00 acres adjacent to the southwest corner of Lone Mountain Road and Cliff Shadows Parkway. The Planning Commission and staff recommended denial.
04/02/08	The City Council approved a petition to vacate (VAC-26442) a 20-foot public drainage easement located at 10591 West Lone Mountain Road. The Planning Commission and staff recommended approval.
07/16/08	A Parcel Map (PMP-27288) recorded for reversion to acreage of approximately 2.00 acres located at the southwest corner of Lone Mountain Road and Cliff Shadows Parkway.
10/15/08	The City Council approved a request for an Extension of Time (EOT-29765) of an approved Special Use Permit (U-0081-02) that allowed the sale of packaged liquor for off-premise consumption in conjunction with a proposed convenience store adjacent to the southwest corner of Lone Mountain Road and Cliff Shadows Parkway. Staff recommended approval.

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
	The City Council approved a request for an Extension of Time (EOT-29764) of an approved Special Use Permit (U-0082-02) that allowed gasoline sales in conjunction with a proposed convenience store adjacent to the southwest corner of Lone Mountain Road and Cliff Shadows Parkway. Staff recommended approval.
	The City Council approved a request for an Extension of Time (EOT-29763) of an approved Special Use Permit (U-0083-02) to allow a tavern adjacent to the southwest corner of Lone Mountain Road and Cliff Shadows Parkway. Staff recommended approval.
12/17/08	The City Council approved a request for a Review of Condition (ROC-32322) to amend condition number twenty-two (22) of an approved Site Development Plan Review (SDR-21992) which required a traffic impact analysis prior to issuance of permits to allow traffic impact fees to be in accordance with Title 4.32 for an approved 9,663 square-foot commercial shopping center on 2.00 acres adjacent to the southwest corner of Lone Mountain Road and Cliff Shadows Parkway. Staff recommended approval.
03/12/10	Code Enforcement processed a complaint (#87371) for a vacant lot with trash and debris dumped on site. The case was resolved on 04/06/10.

<i>Most Recent Change of Ownership</i>	
10/12/01	A deed was recorded for a change in ownership.

<i>Related Building Permits/Business Licenses</i>	
08/13/12	A building permit (#217483) was issued for a sign (new home directional sign) at 10591 West Lone Mountain Road. The permit expired on 02/14/13.

<i>Pre-Application Meeting</i>	
12/19/16	A pre-application meeting was held where the submittal requirements for a Site Development Plan Review and associated Special Use Permit applications were discussed. In addition, the site design requirements as defined by the Lone Mountain West Master Development Plan and Design Standards were also discussed for the proposed development.

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

Field Check	
01/05/17	Staff conducted a routine field check where the subject vacant, undeveloped lot was observed. Nothing of concern was noted by staff.

Details of Application Request	
Site Area	
Net Acres	2.0

Surrounding Property	Existing Land Use Per Title 19.12	Planned or Special Land Use Designation	Existing Zoning District
Subject Property	Undeveloped	PCD	PD
North	Undeveloped	PCD	U (PCD)
South	Single Family, Detached	PCD	PD
East	Single Family, Detached	PCD	PD
West	Single Family, Attached	MLA (Medium Low Density Residential)	R-PD12 (Residential Planned Development – 12 Units Per Acre)

Master Plan Areas	Compliance
Lone Mountain West	Y
Special Purpose and Overlay Districts	Compliance
PD (Planned Development) District	Y
Other Plans or Special Requirements	Compliance
Centennial Hills Sector Plan	Y
Northwest Open Space Plan	Y
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

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DEVELOPMENT STANDARDS

Pursuant to Lone Mountain West Master Development Plan and Design Standards, the following standards apply:

Standard	Required/Allowed	Provided	Compliance
Min. Setbacks			
• Front	10 Feet	25 Feet	Y
• Side	10 Feet	16 Feet	Y
• Corner	N/A	N/A	N/A
• Rear	20 Feet	123 Feet	Y
Max. Lot Coverage	30 %	6.5 %	Y
Max. Building Height	35 Feet	22 Feet	Y
Trash Enclosure	Screened, Gated, w/ a Roof or Trellis	By Condition	
Mech. Equipment	Screened	By Condition	

Residential Adjacency Standards	Required/Allowed	Provided	Compliance
3:1 proximity slope	60 Feet	86 Feet	Y
Trash Enclosure	50 Feet	154 Feet	Y

Pursuant to Title 19.08 and the Lone Mountain West Master Development Plan and Design Standards, the following standards apply:

Landscaping and Open Space Standards				
Standards	Required		Provided	Compliance
	Ratio	Trees		
Buffer Trees:				
• North	1 Tree / 20 Linear Feet	10 Trees	10 Trees	Y
• South	1 Tree / 20 Linear Feet	13 Trees	13 Trees	Y
• East	1 Tree / 20 Linear Feet	Undeveloped	Undeveloped	N/A
• West	1 Tree / 20 Linear Feet	9 Trees	9 Trees	Y
TOTAL PERIMETER TREES		32 Trees	32 Trees	Y
Parking Area Trees	1 Tree / 6 Uncovered Spaces, plus 1 tree at the end of each row of spaces	4 Trees	4 Trees	Y

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Landscaping and Open Space Standards				
Standards	Required		Provided	Compliance
	Ratio	Trees		
LANDSCAPE BUFFER WIDTHS				
Min. Zone Width				
• North	15 Feet		25 Feet	Y
• South	8 Feet		10 Feet	Y
• East	Undeveloped		N/A	N/A
• West	15 Feet		16 Feet	Y
Portion of parcel to be landscaped:		15%	15%	Y
Wall Height	6 to 8 Feet Adjacent to Residential		Existing	Existing

Street Name	Functional Classification of Street(s)	Governing Document	Actual Street Width (Feet)	Compliance with Street Section
Lone Mountain Road	Primary Arterial	Master Plan of Streets and Highways	40	Y*
Cliff Shadows Parkway	Major Collector	Master Plan of Streets and Highways	80	Y

*Half street improvements are installed.

Pursuant to Title 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	
Convenience Store	4,620 SF	1:175	27				
Car Wash	1,020 SF	1:150	7				
TOTAL SPACES REQUIRED			34		34	Y	
Regular and Handicap Spaces Required			32	2	32	2	Y