



AGENDA MEMO - PLANNING

SPECIAL PLANNING COMMISSION MEETING DATE: AUGUST 2, 2016

DEPARTMENT: PLANNING

ITEM DESCRIPTION: APPLICANT/OWNER: RICHIE LAATZ

** STAFF RECOMMENDATION(S) **

<i>CASE NUMBER</i>	<i>RECOMMENDATION</i>	<i>REQUIRED FOR APPROVAL</i>
GPA-64582	Staff recommends APPROVAL.	
ZON-64583	Staff recommends APPROVAL.	GPA-64582
SDR-64584	Staff recommends APPROVAL, subject to conditions:	GPA-64582 ZON-64584

** NOTIFICATION **

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 19

NOTICES MAILED 252 - GPA-64582 and ZON-64583
252 - SDR-64584

APPROVALS 2 - GPA-64582 and ZON-64583
2 - SDR-64584

PROTESTS 0 - GPA-64582 and ZON-64583
0 - SDR-64584

**** CONDITIONS ****

SDR-64584 CONDITIONS

Planning

1. Approval of General Plan Amendment (GPA-64582) and Rezoning (ZON-64583) 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 05/09/16, except as amended by conditions herein.
4. An Exception is approved to allow five parking lot landscape islands, where six are required.
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.
7. 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.
8. 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.

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9. Prior to or at the time of submittal for any building permit, the applicant shall provide written verification by the FAA and/or the Clark County Department of Aviation of the following:
 - a. Applicant is required to file a valid FAA Form 7460-1, "Notice of Proposed Construction or Alteration" with the FAA, in accordance with 14 CFR Part 77, or submit to the Clark County Director of Aviation a "Property Owner's Shielding Determination Statement" and request written concurrence from the Clark County Department of Aviation;
 - b. No Building Permit or other construction permit shall be issued for any structure greater than 35 feet above the surface of land that, based upon the FAA's 7460 airspace determination (the outcome of filing the FAA Form 7460-1) would (a) constitute a hazard to air navigation, (b) would result in an increase to minimum flight altitudes during any phase of flight (unless approved by the Department of Aviation), or (c) would otherwise be determined to pose a significant adverse impact on airport or aircraft operations.
 - c. Applicant is advised that FAA's airspace determinations are dependent on petitions by any interested party and the height that will not present a hazard as determined by the FAA may change based on these comments.
 - d. Applicant is advised that the FAA's airspace determinations include expiration dates and that the separate airspace determinations will be needed for construction cranes or other temporary equipment.
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 sidewalks adjacent to this site in accordance with code requirements of Title 13.56.040, to the satisfaction of the City Engineer concurrent with on-site development activities.
12. Obtain an Occupancy Permit from the Nevada Department of Transportation (NDOT) for the construction of improvements in the Rancho Drive public right-of-way adjacent to this site prior to constructing any improvements within NDOT jurisdiction.
13. Contact the City Engineer's Office at 702-229-6272 to coordinate the development of this project with the "Sewer Rehabilitation Group F" project, and any other public improvement projects adjacent to this site. Comply with the recommendations of the City Engineer.
14. Landscape and maintain all unimproved right-of-way, if any, adjacent to this site. All landscaping and private improvements 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.

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15. This site is in a Federal Emergency Management Area (FEMA) designated flood zone. 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. Additionally, a Conditional Letter of Map Revision (CLOMR) must be obtained from FEMA prior to the issuance of any construction permits.

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**** STAFF REPORT ****

PROJECT DESCRIPTION

The applicant is proposing to construct a 25,052 square-foot Wholesale Showroom Facility on an undeveloped parcel located at 4021 North Rancho Drive. This project requires a General Plan Amendment (GPA-64582), Rezoning (ZON-64583) and a Site Development Plan Review (SDR-64584) to be approved. The General Plan Amendment would be to go from SC (Service Commercial) to GC (General Commercial) and the Rezoning would be to go from C-1 (Limited Commercial) to C-2 (General Commercial). The proposed designations are compatible with the surrounding uses and staff supports the requests.

ISSUES

- An Exception is requested to allow for one fewer landscape parking lot islands than code requires. As no other deviations from code are requested and this is minor in nature, staff supports the request.

ANALYSIS

The requested General Plan Amendment for GC (General Commercial) is appropriate for the area will match other frontages along Rancho Drive that are located in the Commercial Center, as well as the parcel on the east side of Rancho Drive directly across from the proposed project. The Rezoning request will match that of most of the Commercial Center that already has the C-2 (General Commercial) zoning designation. Both of these requests are compatible with the area and will allow for the Wholesale Showroom Facility use the applicant is requesting.

This project will utilize an existing driveway off Rancho Drive as the primary access to the site. A secondary access is located off Alexander Road. These driveways are part of the commercial subdivision the project is located in. Two loading areas will service the building. One is located on the north side of the building and consists of a loading ramp that will be able to accommodate semi-trucks. The bay door will face west, towards the interior of the commercial center. The second loading area is located on the west side of the building with bay doors facing west as well. The location of these loading areas optimizes the operations of the uses within the proposed building; in addition to providing the screening required by Title 19.

The proposed 25,052 square-foot building will have 1,300 square feet of office space, 2,855 square feet of retail area and 20,898 square feet of warehouse area. The east (front) elevation will have the appearance of three separate suits created by breaking the common smooth faced

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C.M.U. blocks with a framed stucco pop-out around the center of the elevation. Store front glass doors and windows will add to this appearance. The remaining elevations will consist only of the C.M.U. blocks with a parapet cap. The west (rear) elevation will include four roll-up garage doors and three pedestrian doors. The north (side) elevation will also feature a retaining wall and railing for the loading ramp.

The floor plan shows the proposed retail area in the east center of the building with the warehouse surrounding it on the south, north and west sides. A restroom is located in the retail area as well as in the north warehouse area on the ground level. A staircase leads to the second level where four offices and a restroom are located off a large open area, designated as a break room. The fire riser room is located on the southwest corner of the building with easy access directly from the rear drive aisle.

The project has a required five-foot landscape buffer along the north, south and west perimeters and a 15-foot landscape buffer along the east perimeter, adjacent to Rancho Drive. The required sixteen, 24-inch box trees along Rancho Drive will feature alternating Mediterranean Palm, Privet and Arapahos' Red varieties. Mock Orange and Red Yucca shrubs will be found within all the perimeter buffer landscape areas. One Exception is being requested for parking lot landscaping along the north side of the parking lot. There are ten spaces and the applicant believes that although the code requires a landscape island for every six uncovered spaces, this request is minor in nature and should be approved. Staff concurs.

The location is within the 105-foot Airport Overlay of the North Las Vegas Airport. Comments generally received from the Clark County Department of Aviation included the following:

Federal Aviation Regulations (Title 14, Part 77) require that the Federal Aviation Administration (FAA) be notified before the construction or alteration of any building or structure greater than 200 feet in height (§ 77.13(a)(1)) or that will exceed a slope of 100:1 for a distance of 20,000 feet from the nearest point of any airport runway greater than 3,200 feet in length (§ 77.13 (a)(2)(i)). Such notification allows the FAA to determine what impact, if any, the proposed development will have upon navigable airspace, and allows the FAA to determine whether the development requires obstruction marking or lighting.

The proposed development will exceed the 100:1 notice requirement for the North Las Vegas Airport (VGT). Therefore, as required by 14 CFR Part 77, the FAA must be notified of the proposed construction or alteration.

A condition of approval has been added to address this issue.

This commercial project is appropriate for the site as part of an existing Commercial Subdivision. The parcel fronts onto Rancho Drive and is surrounded on all sides by existing or planned commercial developments. All development standards are being met other than the one Exception; therefore, staff recommends approval of all three application requests.

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FINDINGS (GPA-64582)

Section 19.16.030(I) of the Las Vegas Zoning Code requires that the following conditions be met in order to justify a General Plan Amendment:

1.The density and intensity of the proposed General Plan Amendment is compatible with the existing adjacent land use designations,

The proposed GC (General Commercial) General Plan designation for the subject property is compatible with the existing SC (Service Commercial) and GC (General Commercial) properties that surround the site. The increase in the intensity of allowable uses will not create any incompatibility or inconsistency issues with the surrounding area.

2.The zoning designations allowed by the proposed amendment will be compatible with the existing adjacent land uses or zoning districts,

The C-2 (General Commercial) zoning designation allowed by the proposed General Plan Amendment will be more intense than the zoning districts permitted by the SC (Service Commercial) land use designation, such as found adjacent to the south. However, the C-2 (General Commercial) zoning district will match much of the rest of the existing developed Commercial Subdivision as well as that directly east across Rancho Drive and will permit the broadest scope of commercial development. This designation will be compatible for the location.

3.There are adequate transportation, recreation, utility, and other facilities to accommodate the uses and densities permitted by the proposed General Plan Amendment; and

Access to the site is provided by Rancho Drive and Alexander Road, both 100-foot Primary Arterials as designated by the Master Plan of Streets and Highways. The subject property is located within an area of the City where all utilities, fire and police services are currently in place and available. Therefore, there are adequate facilities available to accommodate the uses and densities permitted by the proposed General Plan Amendment.

4.The proposed amendment conforms to other applicable adopted plans and policies that include approved neighborhood plans.

No other plans apply to this site.

FINDINGS (ZON-64583)

In order to approve a Rezoning application, pursuant to Title 19.16.090(L), the Planning Commission or City Council must affirm the following:

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1.The proposal conforms to the General Plan.

The proposed C-2 (General Commercial) district is compatible with the related proposed General Plan Amendment (GPA-64582).

2.The uses which would be allowed on the subject property by approving the rezoning will be compatible with the surrounding land uses and zoning districts.

The requested C-2 (General Commercial) zoning district is the appropriate zoning district for the proposed GC (General Commercial) land use designation. This designation will match the zoning for much of the rest of the existing commercial center and allow for similar uses that are compatible for the area.

3.Growth and development factors in the community indicate the need for or appropriateness of the rezoning.

The majority of the existing commercial center already has a C-2 (General Commercial) zoning designation and commercial development continues along North Rancho Drive, making this proposal appropriate.

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

Access to the site is provided by Rancho Drive and Alexander Road, both 100-foot Primary Arterials as designated by the Master Plan of Streets and Highways. The subject property is located within an area of the City where all utilities, fire and police services are currently in place and available. Therefore, there are adequate facilities available to accommodate the uses proposed for a C-2 (General Commercial) zoning.

FINDINGS (SDR-64584)

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 25,052 square-foot building is compatible in size and scope with other buildings in the Commercial Center and adjacent developments in the area.

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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 project is compatible with the General Plan, Title 19 and other City policies and standards for a development within a C-2 (General Commercial) zoning district as long as the related General Plan Amendment and Rezoning applications are approved. One Exception is required for landscape islands, but is minor in nature and supported by staff.

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

Access to the site is provided by Rancho Drive and Alexander Road, both 100-foot Primary Arterials as designated by the Master Plan of Streets and Highways. The subject property is located within a commercial center with existing drive aisles for onsite circulation. No negative impacts are expected with this project.

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

The proposed building and landscape materials for the commercial retail/warehouse project are consistent with other buildings within the Commercial Center 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;

The architecture, landscaping and the site design of the proposed project are harmonious and compatible with development in the area, as it is consistent with the previously approved buildings within the existing Commercial Center.

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

The proposed commercial building will be subject to regular City and County inspections for licensing and will therefore not compromise the public health, safety and welfare.

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BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc</i>	
06/10/04	The Planning Commission approved a Site Development Plan Review (SDR-4314) for a proposed 37,328 square foot office building and Waivers for a reduction in parking lot landscaping and perimeter landscape buffers on a 1.63 acre site located west of Rancho Drive, approximately 200 feet north of Alexander Road. Staff recommended approval. The approval expired on 06/10/06 without being exercised.
08/14/12	The Planning Commission approved a Special Use Permit (SUP-45910) and (SUP-45911) and a Site Development Plan Review (SDR-45912) for a Full Service Car Wash with a Gaming Establishment on a 1.63 acre site located west of Rancho Boulevard, approximately 200 feet north of Alexander Road. Staff recommended approval. The approval expired on 08/14/14 without being exercised.
07/12/16	Due to a notification error this item was not acted upon as a part of the 07/12/16 Planning Commission meeting and has been scheduled for a Special Planning Commission meeting date.

<i>Most Recent Change of Ownership</i>	
04/11/16	A deed was recorded for a change in ownership.

<i>Related Building Permits/Business Licenses</i>	
There are no related permits for this parcel or project.	

<i>Pre-Application Meeting</i>	
03/16/16	Staff met with the applicant/owner and reviewed the requirements for a General Plan Amendment, Rezoning and Site Development Plan Review application for a proposed 21,440 square-foot commercial building for a Wholesale Showroom Facility. The project is proposed to meet all Title 19 code requirements.

<i>Neighborhood Meeting</i>	
06/09/16	Start: 5:30 End: 5:45 Attendees: 1 Applicant, 2 City Staff and 2 Members of the Public The members of the public attending announced they were members of the Northwest Area Residence Association (NARA). The applicant/owner presented an overview of the proposed project and his business. He said the business is currently located at 34 Mayflower and he is looking forward to expanding. The project was supported by all present.

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Field Check	
06/02/16	Staff visited the site and found an undeveloped vacant lot. No issues were noted.

Details of Application Request	
Site Area	
Net Acres	1.63

Surrounding Property	Existing Land Use Per Title 19.12	Planned or Special Land Use Designation	Existing Zoning District
Subject Property	Undeveloped	SC (Service Commercial)	C-1 (Limited Commercial)
North	Driveway	SC (Service Commercial)	C-2 (General Commercial)
South	General Retail/Fuel Pumps	SC (Service Commercial)	C-1 (Limited Commercial)
East	Undeveloped	GC (General Commercial)	C-2 (General Commercial)
West	Primary and Secondary School	SC (Service Commercial)	C-2 (General Commercial)

Master Plan Areas	Compliance
No Applicable Master Plan Area	N/A
Special Purpose and Overlay Districts	Compliance
A-O (Airport Overlay) District	Y
Other Plans or Special Requirements	Compliance
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 Title 19.08.080, the following standards apply:

Standard	Required/Allowed	Provided	Compliance
Min. Lot Width	100 Feet	300 Feet	Y
Min. Setbacks			
• Front	10 Feet	64 Feet	Y
• Side	10 Feet	57 Feet	Y
• Corner	10 Feet	N/A	N/A
• Rear	20 Feet	28 Feet	Y
Max. Lot Coverage	50 %	35 %	Y
Max. Building Height	N/A	28 Feet	Y
Trash Enclosure	Screened, Gated, w/ a Roof or Trellis	Screened, Gated, w/ a Roof or Trellis	Y
Mech. Equipment	Screened	Screened	Y

Pursuant to Title 19.08.040 and 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	16 Trees	16 Trees	Y
• West	1 Tree / 20 Linear Feet	0 Trees	0 Trees	Y
TOTAL PERIMETER TREES		16 Trees	16 Trees	Y
Parking Area Trees	1 Tree / 6 Uncovered Spaces, plus 1 tree at the end of each row of spaces	11 Trees	11 Trees	N*
LANDSCAPE BUFFER WIDTHS				
Min. Zone Width				
• North	5 Feet		5 Feet	Y
• South	5 Feet		5 Feet	Y
• East	15 Feet		15 Feet	Y
• West	5 Feet		5 Feet	Y

*An Exception has been requested to allow for one fewer landscaped island than code requires.

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<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	Freeway/Expressway	Planned Streets and Highways Map		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	
Wholesale Showroom Facility	4,155 S.F.	1/500 S.F. of sales/display area	9				
	20,898 S.F.	1/ 2,500 S.F. of warehouse area	9				
TOTAL SPACES REQUIRED			18		56		Y
Regular and Handicap Spaces Required			17	1	53	3	Y
Loading Spaces	2				2		Y

<i>Exceptions</i>		
<i>Requirement</i>	<i>Request</i>	<i>Staff Recommendation</i>
To provide a landscaped island for every six uncovered parking spaces for a total of six.	To only provide five landscaped islands in the parking lot.	Approval