



AGENDA MEMO - COMMUNITY DEVELOPMENT

PLANNING COMMISSION MEETING DATE: JULY 9, 2024

DEPARTMENT: COMMUNITY DEVELOPMENT

ITEM DESCRIPTION: APPLICANT/OWNER: PRE RANCHO CRAIG, LLC

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

CASE NUMBER	RECOMMENDATION	REQUIRED FOR APPROVAL
24-0227-SDR1	Staff recommends APPROVAL, subject to conditions:	

**** NOTIFICATION ****

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 23

NOTICES MAILED 883

PROTESTS 0

APPROVALS 0

**** CONDITIONS ****

24-0227-SDR1 CONDITIONS

Planning

1. 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.
2. All development shall be in conformance with the site plan and landscape plan, date stamped 06/10/24, and building elevations, date stamped 05/08/24, except as amended by conditions herein.
3. A Waiver from Title 19.08.040(B)(6)(c) is hereby approved, to allow the building to not be placed at the street edge at the minimum setback line where such is required.
4. An Exception from Title 19.08.110 is hereby approved, to allow two parking area trees where three 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 Building and Safety Division.
6. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
7. Pursuant to LVMC Title 19.08.040.G for commercial and industrial properties, a perimeter wall shall be constructed adjacent to any residential zoning district or property used solely for residential purposes. The wall or fence is intended to screen the commercial or industrial activity from the residential property, and shall be of a solid decorative material that is a minimum of six feet in height measured from the side of the commercial or industrial property. In no case shall the wall or fence exceed the overall height limitation applicable to the adjacent zoning district or property unless approved through a Variance or other applicable means. The overall height of a wall or fence shall be measured from the side with the greatest vertical exposure above finished grade.

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

Public Works

10. Coordinate with the Environmental Compliance & Enforcement staff of the Department of Public Works to locate any required grease interceptor and sand/oil interceptors in acceptable locations prior to submittal of sewer-related plans. Comply with the recommendations and requirements of the Environmental Compliance & Enforcement staff prior to issuance of permits. The team may be contacted at 702-229-6594 or emailed at ece@lasvegasnevada.gov.
11. 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.
12. Comply with approved Traffic Impact Analysis #76238.
13. Queues for the overall shopping center shall not extend into the public right-of-way as a result of the drive-thru operations on this site.
14. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing finished floor elevations and drainage paths for this site prior to submittal of construction plans, the issuance of any building or grading permits, whichever may occur first. Provide and improve all drainage ways as recommended.

Fire & Rescue

15. 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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**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a Site Development Plan Review for a proposed restaurant with drive-through development located on the east side of Rancho Drive, approximately 1,170 feet south of Craig Road.

ISSUES

- The proposed Restaurant use is a permitted land use within the existing C-2 (General Commercial) zoning district.
- The proposed Drive-Through use is a Conditional Land Use within the existing C-2 (General Commercial) zoning district.
- A Site Development Plan Review is requested for a proposed restaurant with drive-through development. Staff supports this request.
- A Waiver of Title 19.08.040(B)(6)(c) building orientation development standards is requested to allow the building not to be placed at the street edge at the setback line where such is required. Staff supports this request.
- An Exception of Title 19.08.110 is requested to allow two parking area trees where three are required. Staff supports this request.
- The site is part of a commercial subdivision where Craig Road is the front and Rancho Drive is the corner side.
- The Las Vegas Valley Water District (LVVWD) has commented, "Civil plans will need to be submitted to LVVWD. Water services need to be established."

ANALYSIS

The subject site is zoned C-2 (General Commercial) with a GC (General Commercial) land use designation, and is subject to Title 19 development standards. It is located within a commercial subdivision. The C-2 (General Commercial) zoning district is intended to provide the broadest scope of services such as retail, service, automotive, wholesale, office and other general business uses of an intense character. The subject site is surrounded by commercial development across Rancho Drive to the west, residential to the east, and undeveloped land to the north and south. The applicant is proposing to develop the subject site with a 466 square-foot Restaurant with Drive-Through with a 210 square-foot storage building. The proposed restaurant would operate as "7 Brew Coffee."

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Pursuant to Title 19.12, the Restaurant use is listed as a permitted use within the C-2 (General Commercial) zoning district. The Drive-Through use is listed as a Conditional Use within the C-2 (General Commercial) zoning district. Per Title 19, a Drive-Through 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 applicant adheres to all of the listed minimum Conditional Use requirements.

Drive-Through Conditional Use Requirements:

1. A single-station drive-through shall have a stacking lane that will accommodate a minimum of six vehicles, including the vehicle at the station. A multiple-station drive-through shall have stacking lanes that will accommodate a minimum of three vehicles per station, including the vehicle at that station.

The proposed use meets this requirement, as the proposed two-station drive through provides stacking lanes that accommodate more than three vehicles per station.

2. The drive-through shall be screened in accordance with LVMC 19.08.040(F).

The submitted landscaping plan indicates that the proposed development complies with all Title 19.08.040(F) landscape buffer screening requirements. Therefore, this requirement is met.

3. In the O (Office) and C-D (Designed Commercial) Districts, a drive-through shall be separated from any residentially zoned property by an intervening building and shall not have access to local residential streets.

This condition is not applicable, as the subject site is zoned C-2 (General Commercial).

Per the submitted justification letter, the intended tenant will be a drive-through only coffee shop and no inside dining is proposed. The submitted site plan depicts a 466 square-foot building and a 210 square-foot storage cooler building. Per the submitted floor plan, the 466 square-foot building will consist of the service area and drive-through stations, while the 210 square-foot building will be used as storage and a cooler for the restaurant. The proposed primary building is approximately 20 feet in height measured to the top of the parapet, and the storage building is approximately 11 feet in height. The buildings will feature gray trim with crimson brick and taupe exterior which is consistent with the design of other 7 Brew Coffee establishments.

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Per the submitted landscape plan, a 15-foot landscape buffer is provided adjacent to Rancho Drive, which adequately screens the proposed Drive-Through use. A 20-foot landscape buffer is provided along the east perimeter, provided ample screening from adjacent residential development. Ten-foot landscape buffers are provided along the north and south perimeter of the pad site. The applicant is proposing to provide 30 perimeter trees where 13 trees are required. An Exception of parking area landscape requirements is requested, as three parking area trees are required but two trees are provided. Staff finds the requested Exception to be minimal, as the applicant has provided excess landscape materials throughout the development. Within the landscape buffer areas, the proposed planting materials adhere to the recommendations of the Southern Nevada Regional Plant List.

Title 19.08.040(B)(6)(c) building orientation development standards state, "In order to develop and maintain a strong street edge, buildings for stand alone projects or individual pad developments associated with a larger commercial center should be located at the front of the site at the minimum setback line, with the exception of additional width landscaping or a single drive-through lane." The proposed development is not located at the minimum setback line, no additional landscape buffer width is provided beyond what is required, and two drive-through lanes are indicated; therefore a Waiver of this development standard has been requested. Staff finds the requested Waiver of building orientation development standards will have a minimal negative impact to the surrounding commercial uses and will remain consistent with previously approved development adjacent to the pad site.

Although the subject site is located within an existing commercial subdivision, parking is being treated as self-parked, in which the required parking for the subject site is not accounting for any other future development or other existing development within the commercial subdivision. As such, Title 19.12 parking requirements are met, as a total of 10 parking spaces are provided where three spaces are required. A handicap accessible space and a loading space is provided.

Staff finds the proposed coffee shop with drive-through development will be compatible with the adjacent developments and future developments within the commercial subdivision. The requested Waiver of building orientation requirements and exception of parking area trees will have a minimal negative impact to the surrounding commercial and residential uses. Therefore, staff recommends approval of the Site Development Plan Review, subject to conditions.

FINDINGS (24-0227-SDR1)

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:

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

Despite the requested Waiver for building orientation and an Exception for reduced parking area trees, staff finds the proposed restaurant with drive-through development is compatible with adjacent development and development in the area.

- 2. The proposed development is consistent with the General Plan, this Title, and other duly-adopted city plans, policies and standards;**

A Waiver and an Exception is requested as part of this proposed development; however staff finds the proposed development is consistent with the GC (General Commercial) land use designation and will be located within a developing shopping center.

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

Site access is proposed from Rancho Drive, a 120-foot Primary Arterial, as designated by the Master Plan of Streets and Highways. The street is adequate in size to handle the volume of vehicular traffic that will be generated by the commercial development.

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

The proposed building materials and landscape materials are appropriate for the area and for the City. The applicant is proposing a color and material scheme that is appropriate for commercial development and landscape materials will adhere to the recommendations of the Southern Nevada Regional Plant List.

- 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 building elevations, design characteristics and other architectural and aesthetic features are attractive and compatible with development in the area.

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

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If approved, the proposed development will be subject to licensing and building permit requirements, thereby protecting the public health, safety and general welfare.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by Planning, Fire, Building, Code Enforcement, etc.</i>	
11/18/15	The City Council approved a request for a General Plan Amendment (GPA-60900) from SC (Service Commercial) to GC (General Commercial) on 51.21 acres on the southeast corner of Rancho Drive and Craig Road.
11/18/15	The City Council approved a request for a Rezoning (ZON-60901) from C-2 (General Commercial) and R-E (Residence Estates) to C-2 (General Commercial) on 51.51 acres on the southeast corner of Rancho Drive and Craig Road.
11/18/15	The City Council approved a request for a Tentative Map (TMP-60902) for a one-lot commercial subdivision on 51.21 acres on the southeast corner of Rancho Drive and Craig Road.
06/09/16	A Final Map (63304-FMP) was recorded for Craig and Jones (A Commercial Subdivision).
10/19/22	The City Council approved Site Development Plan Review (22-0174-SDR1) and Variance (22-0174-VAR1) for a proposed 41,103 square-foot health club and to allow a 95-foot residential adjacency setback where 97 feet is required. The Planning Commission recommended approval. Planning Staff recommended denial.
02/13/24	The Planning Commission approved Site Development Plan Review (23-0503-SDR1) for a proposed 2,325 square-foot restaurant with drive-through development with a Waiver of building orientation standards with a 250 square-foot outdoor patio area on a portion of 10.09 acres located on the east side of Rancho Drive, approximately 800 feet south of Craig Road.
04/09/24	The Planning Commission approved Site Development Plan Review (23-0643-SDR1) for a proposed 2,650 square-foot restaurant with drive-through development with a 400 square-foot outdoor patio area on a portion of 10.09 acres on the east side of Rancho Drive, approximately 620 feet south of Craig Road.

<i>Most Recent Change of Ownership</i>	
08/29/19	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.

Pre-Application Meeting

04/16/24	A pre-application meeting was held with the applicant and the submittal requirements for a Site Development Plan Review were discussed.
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Neighborhood Meeting

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

Field Check

05/28/24	Staff conducted a routine field check and observed an undeveloped lot. No issues were noted.
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Details of Application Request

Site Area

Gross Acres	0.80
Net Acres	0.80

Surrounding Property	Existing Land Use Per Title 19.12	Planned or Special Land Use Designation	Existing Zoning District
Subject Property	Undeveloped	GC (General Commercial)	C-2 (General Commercial)
North	Undeveloped	GC (General Commercial)	C-2 (General Commercial)
South	Undeveloped	GC (General Commercial)	C-2 (General Commercial)
East	Residential, Single Family, Detached	ML (Medium Low Density Residential)	R-CL (Single Family Compact-Lot)
West	Shopping Center	TOC-2 (Transit Oriented Corridor - Low)	C-1 (Limited Commercial)
			C-2 (General Commercial)

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<i>Master and Neighborhood Plan Areas</i>	<i>Compliance</i>
Las Vegas 2050 Master Plan Area: Rancho	Y
<i>Special Area and Overlay Districts</i>	<i>Compliance</i>
A-O (Airport Overlay) District - 140 Feet	Y
<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

Pursuant to 19.08, the following standards apply:

<i>Standard</i>	<i>Required/Allowed</i>	<i>Provided</i>	<i>Compliance</i>
Min. Setbacks			
• Side	10 Feet	106 Feet	Y
• Corner Side (Rancho)	10 Feet	70 Feet	Y
Max. Lot Coverage	50%	1%	Y
Max. Building Height	N/A	20 Feet	Y
Trash Enclosure	Screened, Gated, w/ a Roof or Trellis	Screened, Gated, w/ a Roof or Trellis	Y
Mech. Equipment	Screened	Screened	Y

<i>Residential Adjacency Standards</i>	<i>Required/Allowed</i>	<i>Provided</i>	<i>Compliance</i>
3:1 proximity slope	60 Feet	106 Feet	Y
Trash Enclosure	50 Feet	50 Feet	Y

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Pursuant to 19.08, the following standards apply:

Landscaping and Open Space Standards				
Standards	Required		Provided	Compliance
	Ratio	Trees		
Buffer Trees:				
• North	N/A	N/A	8 Trees	N/A
• South	N/A	N/A	7 Trees	N/A
• East	1 Tree / 20 Linear Feet	8 Trees	8 Trees	Y
• West	1 Tree / 30 Linear Feet	5 Trees	7 Trees	Y
TOTAL PERIMETER TREES		13 Trees	30 Trees	Y
Parking Area Trees	1 Tree / 6 Uncovered Spaces, plus 1 tree at the end of each row of spaces	3 Trees	2 Trees	N*
LANDSCAPE BUFFER WIDTHS				
Min. Zone Width				
• North	N/A		10 Feet	N/A
• South	N/A		10 Feet	N/A
• East	8 Feet		20 Feet	Y
• West	15 Feet		15 Feet	Y
Wall Height	6 to 8 Feet Adjacent to Residential		Not Indicated	By Condition

*An Exception is requested to allow a reduction of planting materials for interior parking areas.

Street Name	Functional Classification of Street(s)	Governing Document	Actual Street Width (Feet)	Compliance with Street Section
Rancho Drive	Freeway/Expressway	Master Plan of Streets and Highways Map	120	Y

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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	
Restaurant with Drive-Through	676 GFA	1:250 SF*	3				
TOTAL SPACES REQUIRED			3		10		Y
Regular and Handicap Spaces Required			2	1	9	1	Y
Loading Spaces	<10,000 SF	1	1		1		Y

*The subject site is located within a shopping center of a commercial subdivision.

Waivers		
Requirement	Request	Staff Recommendation
Pursuant to Title 19.08.040(B)(6)(c) building orientation development standards, "In order to develop and maintain a strong street edge, buildings for standalone projects or individual pad developments associated with a larger commercial center should be located at the front of the site at the minimum setback line, with the exception of additional width landscaping or a single drive-through lane."	To allow the building to not be placed at the street edge at the minimum setback line.	Approval

Exceptions		
Requirement	Request	Staff Recommendation
Provide three interior parking area trees.	To allow two interior parking area trees.	Approval