



**AGENDA MEMO - COMMUNITY DEVELOPMENT**

**PLANNING COMMISSION MEETING DATE: DECEMBER 12, 2023**  
**DEPARTMENT: COMMUNITY DEVELOPMENT**  
**ITEM DESCRIPTION: APPLICANT/OWNER: RICHARD LAATZ**

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

CASE NUMBER	RECOMMENDATION	REQUIRED FOR APPROVAL
23-0433-SDR1	Staff recommends APPROVAL, subject to conditions:	

**\*\* NOTIFICATION \*\***

**NEIGHBORHOOD ASSOCIATIONS NOTIFIED**                      20

**NOTICES MAILED**    741

**PROTESTS**    0

**APPROVALS**    0

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**\*\* CONDITIONS \*\***

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**23-0433-SDR1 CONDITIONS**

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**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 11/14/23 and building elevations, date stamped 09/20/23, except as amended by conditions herein.
3. A Waiver from Title 19.08.040 is hereby approved, to allow blank walls where relief by variations in massing or articulation of facades is required.
4. A Waiver from Title 19.08.040 is hereby approved, to allow the proposed building to be set back 52 feet behind the front setback line where required to be located at the front of the site at the minimum setback line.
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. 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.
8. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

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**Public Works**

9. In accordance with Section 2.2 of the City's Vision Zero Action Plan, the sidewalk adjacent to this site shall meet Public Right-of-Way Accessibility Guidelines (PROWAG) in accordance with code requirements of Title 13.56.040 to the satisfaction of the City Engineer concurrent with development of this site. Grant any Pedestrian Access Easement needed to complete this requirement.
10. Grant a 5' x 50' Bus Shelter Pad easement for the possible future relocation of the existing bus shelter outside of the public right-of-way prior to the issuance of permits for this site unless otherwise allowed by the City Traffic Engineer.
11. Contact the City Engineer's Office at 702-229-6272 to coordinate the development of this project with the Rancho Complete Street NEPA and Rancho Drive, Mesquite Avenue to Rainbow Boulevard projects and any other public improvement projects adjacent to this site. Comply with the recommendations of the City Engineer
12. Landscape and maintain all unimproved right-of-way adjacent to this site, if any. 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.
13. This site is in a Federal Emergency Management Area (FEMA) designated flood zone. An update to the previously approved Drainage Plan and Technical Drainage Study stating that the project will be constructed per previously approved plans 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.

**Fire & Rescue**

14. 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**

The applicant is requesting a Site Development Plan Review for a proposed two-story wholesale showroom for utility task vehicles and accessories on 1.63 acres of undeveloped land at 4021 North Rancho Drive.

**ISSUES**

- Similar requests for Site Development Plan Review (SDR-64584 and 21-0132-SDR1) were previously approved for this site; however, neither one was exercised within the two-year approval period. In each Site Development Plan Review case, the Planning Commission and staff recommended approval.
- Building and civil improvement plans for this development remain in review. Permit issuance is pending action on this Site Development Plan Review case.
- A Waiver is requested to allow blank walls where relief by variations in massing or articulation of facades is required. Staff supports the request.
- A Waiver is requested to allow the proposed building to be set back behind the front setback line where buildings for standalone projects or individual pad development associated with a larger commercial center are required to be placed at the front setback line. Staff supports the request.

**ANALYSIS**

The subject site is zoned C-2 (General Commercial) and subject to Title 19 development standards. The property is located within an existing 18.57-acre commercial development mapped as a commercial subdivision. The nearest access to the property is from Rancho Drive, but there are multiple other indirect points of access from Alexander Road and Rancho Drive farther to the north. This site will provide 49 parking spaces; however, parking is shared throughout the commercial subdivision.

Following the 2021 adoption of the Las Vegas 2050 Master Plan, the City of Las Vegas General Plan now designates this site as TOC-2 (Transit-Oriented Corridor - Low). Future development within this designation is intended to feature lower intensity linear corridor mixed commercial and residential uses with up to 30 residential dwelling units per acre and walkable, green streetscapes. Since exclusively commercial development has already been established on this site and is permitted by the existing C-2 (General Commercial) and C-1 (Limited Commercial) zoning districts, the proposed wholesale showroom development is consistent with the General Plan.

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Title 19 defines the Wholesale Showroom Facility use as, “A building used primarily for the storage of goods and materials, and secondarily for the display of merchandise for wholesale purchase.” Per the submitted justification letter, the facility will consist of a 2,640 square-foot showroom containing the applicant’s brand of UTV (utility task vehicle) parts and accessories for sale to other dealers only. The remainder of the building would consist of warehouse storage, office space, restrooms and a break area.

The submitted plans depict a two-story building with the showroom, sales area, and storage on the first floor and office space on the second floor. The proposed building façade materials feature stucco and CMU block with a parapet cap. Storefront glass doors and windows are featured on the east side of building, which faces Rancho Drive. Bay door garages are located at the rear of the building and are not visible from the right-of-way. A Waiver is requested to allow blank walls where relief by variations in massing or articulation of facades is required. Staff supports the request, as the blank walls are only visible from the interior of the commercial development.

A second Waiver of commercial development standards (Title 19.08.040.B.6c) is needed to allow the proposed building to be set back approximately 52 feet behind the front setback line where buildings for standalone projects or individual pad developments associated with a larger commercial center are required to be placed at the front setback line. Although parking lots are discouraged in front of commercial buildings along street frontages, a precedent for allowing buildings to be set back away from Rancho Drive and behind surface parking areas has already been established with other buildings to the north and south within this commercial subdivision. Staff therefore has no objection to this Waiver request.

As this site is part of a one-lot commercial subdivision, landscape buffering is only required along the east property line. A 15-foot wide perimeter buffer is provided along Rancho Drive with 24-inch box Holly Oak trees. Sufficient parking lot landscaping has been provided. Landscape materials conform to Southern Nevada Regional Plant List recommendations.

For this use, Title 19 requires one parking space for each 500 square feet of sales/display area, plus one space for each 2,500 square feet of warehouse/storage area, for a total of 16 parking spaces. As a site plan of the overall commercial subdivision was not available or provided, and parking standards for current uses within the subdivision were previously determined by the individual uses, staff has determined that the 49 provided spaces are sufficient to meet the requirements of the Wholesale Showroom Facility use. The loading dock provided on the north side of the building was deemed to be sufficient to meet onsite loading standards.

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The Traffic Engineering Section of the Department of Public Works states that this project is expected to add an average of 761 trips per day on Rancho Drive and Alexander Road. Currently, Rancho Drive is at about 59 percent of capacity and Alexander Road is at about 32 percent of capacity. With this project, Rancho Drive is expected to be at about 60 percent of capacity and Alexander Road to be at about 34 percent of capacity. Based on Peak Hour use, this development will add into the area roughly 61 additional peak hour trips, or about one every minute.

The development as proposed is compatible with the existing development in the surrounding area. The parcel fronts onto Rancho Drive and is surrounded on all other sides by other commercial development. Other than the Waiver requests that have been adequately justified, the development adheres to Title 19 standards. Staff therefore recommends approval, subject to conditions. If denied, a building permit could not be issued for development on this site until such time as another Site Development Plan Review is approved according to Title 19.16.100 requirements.

**FINDINGS (23-0433-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:

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

The proposed building and surrounding development is compatible in size and scope with other buildings in the Rancho Town & Country Commercial Center and adjacent developments in the area.

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

The proposed project is generally consistent with the General Plan, Title 19 and other City policies and standards for a development within a C-2 (General Commercial) zoning district. Staff supports the requested Waivers of Title 19 development standards.

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

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Access to the site is provided by Rancho Drive, a 125-foot Freeway/Expressway and Alexander Road, a 100-foot Primary Arterial as designated by the Master Plan of Streets and Highways. The subject property is located within a commercial center with existing private drives for onsite circulation. Based on projections, only about one additional peak hour trip is expected to be generated by this development.

**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 design of the proposed project are harmonious and compatible with existing development in the area and consistent with 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 inspections for licensing and will therefore not compromise the public health, safety and welfare.

**BACKGROUND INFORMATION**

<b><i>Related Relevant City Actions by Planning, Fire, Building, Code Enforcement, etc.</i></b>	
02/07/97	A Final Map (FM-0052-96) for a one-lot commercial subdivision (Town and Country Shopping Center) on 18.58 acres at the northwest corner of Alexander Road and Rancho Drive was recorded.
04/23/98	The Planning Commission approved a request for a Site Development Plan Review (SD-0010-98) for a proposed one-story, 200,510 square-foot commercial retail center on 18.58 acres at the northwest corner of Alexander Road and Rancho Drive. Staff recommended approval.
03/30/99	Department of Planning and Development staff administratively approved a request for a Site Development Plan Review [SD-10-98(1)] for a proposed 37,560 square-foot commercial retail development on 3.75 acres at the northwest corner of Alexander Road and Rancho Drive.

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<b><i>Related Relevant City Actions by Planning, Fire, Building, Code Enforcement, etc.</i></b>	
06/10/04	The Planning Commission approved a request for 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 1.63 acres on the west side 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) for a Car Wash, Full Service or Auto Detailing use in conjunction with a proposed Convenience Store located on the west side of Rancho Drive, approximately 200 feet north of Alexander Road. Staff recommended approval. The approval expired on 08/14/14 without being exercised.
	The Planning Commission approved a Special Use Permit (SUP-45911) for a Gaming Establishment, General Business-Related use located on the west side of Rancho Drive, approximately 200 feet north of Alexander Road. Staff recommended approval. The approval expired on 08/14/14 without being exercised.
	The Planning Commission approved a Site Development Plan Review (SDR-45912) for a proposed 4,392 square-foot Convenience Store with Full Service Car Wash on 1.63 acres on the west side of Rancho Drive, approximately 200 feet north of Alexander Road. Staff recommended approval. The approval expired on 08/14/14 without being exercised.
09/07/16	The City Council approved a request for a General Plan Amendment (GPA-64582) from SC (Service Commercial) to GC (General Commercial) on 1.63 acres at 4021 North Rancho Drive. The Planning Commission and staff recommended approval.
	The City Council approved a request for a Rezoning (ZON-64583) request from C-1 (Limited Commercial) to C-2 (General Commercial) on 1.63 acres at 4021 North Rancho Drive. The Planning Commission and staff recommended approval.
	The City Council approved a request for a Site Development Plan Review (SDR-64584) for a proposed 21,440 square-foot Wholesale Showroom facility on 1.63 acres at 4021 North Rancho Drive. The Planning Commission and staff recommended approval. The approval expired 09/07/20.
08/01/18	The City Council approved a request for an Extension of Time (EOT-73665) of an approved Site Development Plan Review (SDR-64584) for a 21,440 square-foot Wholesale Showroom Facility on 1.63 acres at 4021 North Rancho Drive. Staff recommended approval. The approval expired 09/07/20.

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<b><i>Related Relevant City Actions by Planning, Fire, Building, Code Enforcement, etc.</i></b>	
05/11/21	The Planning Commission approved a request for a Site Development Plan Review (21-0132-SDR1) for a proposed 25,160 square-foot Wholesale Showroom Facility with a Waiver to allow blank walls where relief by variations in massing or articulation of facades is required on 1.63 acres at 4021 North Rancho Drive. Staff recommended approval. The approval expired 05/11/23.
06/02/21	The City Council approved a request for a General Plan Amendment (21-0029-GPA1) to adopt the City of Las Vegas 2050 Master Plan and amend the City of Las Vegas General Plan from various categories to TOD-1 (Transit Oriented Development-1), TOD-2 (Transit Oriented Development-2), TOC-1 (Transit Oriented Corridor-1), TOC-2 (Transit Oriented Corridor-2), or NMXU (Neighborhood Center Mixed Use) within the City of Las Vegas. The Planning Commission and staff recommended approval.

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

<b><i>Related Building Permits/Business Licenses</i></b>	
07/25/17	Application was made for Civil Improvement Plans (L17-00368) for a proposed commercial building at 4021 North Rancho Drive. The plans have not been approved.
10/16/19	A Plan Check Master Review (C19-04675) was processed for a 25,053 square-foot commercial building at 4021 North Rancho Drive. The project remains under review.
10/24/19	Application (C19-04789) was made for a building permit for a 25,053 square-foot commercial building at 4021 North Rancho Drive. A permit has not been issued.
	Application (C19-04790) was made for a building permit for onsite improvements related to a 25,053 square-foot commercial building at 4021 North Rancho Drive. A permit has not been issued.
07/16/22	The Department of Public Works Flood Control Division conditionally approved an update to a drainage study (DS4832) for a proposed retail and office warehouse at 4021 North Rancho Drive.

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<b>Pre-Application Meeting</b>	
08/14/23	A pre-application meeting was held with the applicant to discuss submittal requirements for a Site Development Plan Review application. The Department of Public Works noted that an update to the approved drainage study would be required, and that once constructed, the applicant would need to contact FEMA to remove the structure from the existing flood zone.

<b>Neighborhood Meeting</b>
A neighborhood meeting was not required, nor was one held.

<b>Field Check</b>	
10/03/23	The site is an undeveloped pad within a larger commercial center, most of which has already been improved. The site was free of trash and debris; several weeds were present. A small stick-built sign oriented to Rancho Drive was advertising services at 32 West Mayflower Avenue, which is located in North Las Vegas.

<b>Details of Application Request</b>	
<b>Site Area</b>	
Net Acres	1.63

<b>Surrounding Property</b>	<b>Existing Land Use Per Title 19.12</b>	<b>Planned or Special Land Use Designation</b>	<b>Existing Zoning District</b>
Subject Property	Undeveloped	TOC-2 (Transit-Oriented Corridor - Low)	C-2 (General Commercial)
North	Public or Private School, Primary	TOC-2 (Transit-Oriented Corridor - Low)	C-2 (General Commercial)
South	General Retail Store, Other Than Listed (Convenience Store)	SC (Service Commercial)	C-1 (Limited Commercial)
East	Undeveloped	GC (General Commercial)	C-2 (General Commercial)
West	Public or Private School, Primary	TOC-2 (Transit-Oriented Corridor - Low)	C-2 (General Commercial)
	Public or Private School, Secondary		

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<b><i>Master and Neighborhood Plan Areas</i></b>	<b><i>Compliance</i></b>
Las Vegas 2050 Master Plan Area: Rancho	Y
<b><i>Special Area and Overlay Districts</i></b>	<b><i>Compliance</i></b>
A-O (Airport Overlay) District (105 Feet)	Y
<b><i>Other Plans or Special Requirements</i></b>	<b><i>Compliance</i></b>
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 Title 19.08, the following standards apply:***

<b><i>Standard</i></b>	<b><i>Required/Allowed</i></b>	<b><i>Provided</i></b>	<b><i>Compliance</i></b>
Min. Lot Size	N/A	809,037 SF	N/A
Min. Lot Width	100 Feet	520 Feet	Y
Min. Setbacks			
• Front	10 Feet	62 Feet	Y
• Side	10 Feet	862 Feet	Y
• Corner	10 Feet	251 Feet	Y
• Rear	20 Feet	330 Feet	Y
Max. Building Height	N/A	28 Feet	N/A
Trash Enclosure	Screened, Gated, w/ a Roof or Trellis	Screened, Gated, w/ a Roof or Trellis	Y
Mech. Equipment	Screened	Parapet screened	Y

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*Pursuant to Title 19.08, the following standards apply:*

<b>Landscaping and Open Space Standards</b>				
<b>Standards</b>	<b>Required</b>		<b>Provided</b>	<b>Compliance</b>
	<b>Ratio</b>	<b>Trees</b>		
Buffer Trees:				
• North	N/A	N/A	N/A	N/A
• South	N/A	N/A	N/A	N/A
• East	1 Tree / 20 Linear Feet	15 Trees	16 Trees	Y
• West	N/A	N/A	N/A	N/A
<b>TOTAL PERIMETER TREES</b>		<b>15 Trees</b>	<b>16 Trees</b>	<b>N/A</b>
Parking Area Trees	1 Tree / 6 Uncovered Spaces, plus 1 tree at the end of each row of spaces	12 Trees	13 Trees	Y
<b>LANDSCAPE BUFFER WIDTHS</b>				
Min. Zone Width				
• North	N/A		N/A	N/A
• South	N/A		N/A	N/A
• East	15 Feet		15 Feet	Y
• West	N/A		N/A	N/A
Wall Height	6 to 8 Feet Adjacent to Residential		Not adjacent to residential	N/A

<b>Street Name</b>	<b>Functional Classification of Street(s)</b>	<b>Governing Document</b>	<b>Actual Street Width (Feet)</b>	<b>Compliance with Street Section</b>
Rancho Drive	Freeway/ Expressway	Master Plan of Streets and Highways Map	125	Y

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

<b>Parking Requirement</b>							
<b>Use</b>	<b>Gross Floor Area or Number of Units</b>	<b>Required</b>			<b>Provided</b>		<b>Compliance</b>
		<b>Parking Ratio</b>	<b>Parking</b>		<b>Parking</b>		
			Regular	Handi-capped	Regular	Handi-capped	
Wholesale Showroom Facility	2,640 sf	1 space per 500 SF GFA sales/ Display area	6				
	22,520 sf	1 space per 2,500 SF GFA warehouse/ storage area	10				
<b>TOTAL SPACES REQUIRED</b>			16		49		Y*
<b>Regular and Handicap Spaces Required</b>			15	1	47	2	Y

\*The subject site is part of a commercial subdivision with several hundred shared parking spaces spread out across the subdivision. As parking requirements for the use are met on the immediate site, it is assumed that overall parking requirements will continue to be met

<b>Waivers</b>		
<b>Requirement</b>	<b>Request</b>	<b>Staff Recommendation</b>
Building orientation to the front setback line	Building is set back 52 feet behind the front setback line, with intervening parking spaces	Approval
Building wall shall have variations in massing or articulation of facades	Smooth faced CMU building walls	Approval