

**NOTE: THE FOLLOWING DOCUMENTATION
WAS SUBMITTED FOR THE RECORD BEFORE
OR AT THE PLANNING COMMISSION HEARING
ON THIS ITEM WHICH IS NOW APPEARING
BEFORE THE CITY COUNCIL**

City of Las Vegas

AGENDA MEMO - COMMUNITY DEVELOPMENT

PLANNING COMMISSION MEETING DATE: JANUARY 9, 2024
 DEPARTMENT: COMMUNITY DEVELOPMENT
 ITEM DESCRIPTION: APPLICANT: KAMRAN FOULADAKHSH - OWNER:
 PROVIEW SERIES, LLC, SERIES 36

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

CASE NUMBER	RECOMMENDATION	REQUIRED FOR APPROVAL
23-0598-VAR1	Staff recommends DENIAL, if approved subject to conditions:	23-0598-VAR2 23-0598-SUP1 23-0598-SDR1
23-0598-VAR2	Staff recommends DENIAL, if approved subject to conditions:	23-0598-VAR1 23-0598-SUP1 23-0598-SDR1
23-0598-SUP1	Staff recommends DENIAL, if approved subject to conditions:	23-0598-VAR1 23-0598-VAR2 23-0598-SDR1
23-0598-SDR1	Staff recommends DENIAL, if approved subject to conditions:	23-0598-VAR1 23-0598-VAR2 23-0598-SUP1

**** NOTIFICATION ****

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 24

NOTICES MAILED 482

PROTESTS 0

APPROVALS 0

Submitted after final agenda

Items 41a-41d

CAS

**** CONDITIONS ****

23-0598-VAR1 CONDITIONS

Planning

1. A Variance (23-0598-VAR1) is hereby approved to allow a 71 percent lot coverage where 50 percent is the maximum allowed; a zero-foot front yard setback where 10 feet is required and a five-foot side yard setback where 10 feet is required.
2. Approval of and conformance to the Conditions of Approval for Variance (23-0598-VAR2), Special Use Permit (23-0598-SUP1) and Site Development Plan Review (23-0598-SDR1) shall be required, if approved.
3. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.
4. 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.
5. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
6. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

23-0598-VAR2 CONDITIONS

Planning

1. A Variance (23-0598-VAR2) is hereby approved to allow zero parking spaces where 195 are required and to allow zero loading spaces where three are required.
2. Variance (22-0624-VAR1) is hereby expunged.

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3. Approval of and conformance to the Conditions of Approval for Variance (23-0598-VAR1), Special Use Permit (23-0598-SUP1) and Site Development Plan Review (23-0598-SDR1) shall be required, if approved.
4. 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.
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. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

23-0598-SUP1 CONDITIONS

Planning

1. Conformance to all Minimum Requirements under LVMC Title 19.12 for an Alcohol, On-Premise Full use.
2. Approval of and conformance to the Conditions of Approval for Variances (23-0598-VAR1 and VAR2) and Site Development Plan Review (23-0598-SDR1) shall be required, if approved.
3. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.
4. 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.
5. 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.

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6. Approval of this Special Use Permit does not constitute approval of a liquor license.
7. This business shall operate in conformance to Chapter 6.50 of the City of Las Vegas Municipal Code.
8. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

23-0598-SDR1 CONDITIONS

Planning

1. Conformance to the conditions of approval for Site Development Plan Review (22-0624-SDR1) shall be required, except as amended herein.
2. Approval of and conformance to the Conditions of Approval for Variances (23-0598-VAR1 and VAR2) and Special Use Permit (23-0598-SUP1) shall be required, if approved.
3. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.
4. All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 12/14/23, except as amended by conditions herein.
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. The technical landscape plan shall include the following changes from the conceptual landscape plan:

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- a) All planting materials shall adhere to the recommendations of the Southern Nevada Regional Plant List.
8. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

9. In accordance with code requirements of Title 13.56 and Section 2.2 of the City's Vision Zero Action Plan, remove all substandard offsite improvements, sidewalks, and unused driveways and replace with new improvements meeting Current City Standards 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.
10. Coordinate the sewer connection at a size, depth, and location acceptable to the Sanitary Sewer Engineering Section of the Department of Public Works.
11. An update to the previously approved Traffic Impact Analysis (TIA76200) must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits or the submittal of any construction drawings, whichever may occur first. Comply with the recommendations of the approved update to the Traffic Impact Analysis prior to occupancy of the site. 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.
12. Comply with all applicable conditions of approval for project 22-0624.

Fire & Rescue

13. Applicant shall verify that all portions of the new Tequila Back Bar building's exterior are within 150 feet of fire lane, or provide an acceptable mitigation to Fire Engineering prior to final approval of civil plans.
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.

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a Major Amendment request to a previously approved Site Development Plan Review for the conversion of an existing vacant building into a commercial shell building. The applicant now also proposes to construct a new commercial shell stand-alone building onsite at 1701 South Las Vegas Boulevard.

ISSUES

- Variance (23-0598-VAR1) is requested to allow a 71 percent lot coverage where 50 percent is the maximum allowed; a zero-foot front yard setback where 10 feet is required and a five-foot side yard setback where 10 feet is required. Staff does not support the request.
- Variance (23-0598-VAR2) is requested to allow zero parking spaces where 195 are required and to allow zero loading spaces where three are required. Staff does not support the request.
- Previously approved parking Variance (22-0624-VAR1) will be expunged as a condition of approval.
- An Alcohol, On-Premise Full use is permitted in the C-2 (General Commercial) zoning district with the approval of a Special Use Permit.
- Special Use Permit (23-0598-SUP1) is requested for an Alcohol, On-Premise Full use to cover the entire development. Staff does not support the request.
- Perimeter landscape requirements were waived in conjunction with the previously approved Site Development Plan Review (22-0624-SDR1).
- All structures and landscaping located within the right-of-way will be subject to a license agreement with the City of Las Vegas.
- The proposed development does not align with the recommendations of the Beverly Green/Southridge Residential Neighborhood Plan. Staff notes that the Beverly Green/Southridge Residential Neighborhood Plan is not a regulatory document.

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ANALYSIS

The subject 0.93-acre site is zoned C-2 (General Commercial) and subject to Title 19 development standards. It is developed with an existing vacant commercial building that was previously utilized as a Major Auto Repair Garage. The surrounding area includes a wedding chapel to the south, a general office use to the east and convenience stores on properties adjacent to the west and north. On February 14, 2023, the Planning Commission approved Site Development Plan Review (22-0624-SDR1) and Variance (22-0624-VAR1) for a proposed conversion of an existing auto repair garage into a two-story 26,927 square-foot commercial shell building including a 5,193 square-foot roof top deck with a 9,745 square-foot outdoor patio area with no parking.

The applicant now requests a Major Amendment Site Development Plan Review to allow a proposed refurbishment of an existing 27,260 square-foot building with two roof decks totaling 6,998 square feet and a proposed 1,276 square-foot stand-alone building with a 1,167 square-foot roof deck. In addition, the site plan depicts an outdoor plaza area and a drop off zone for customers who utilize rideshare services. The building elevation plans calls for CMU (concrete masonry unit) texture and metal accents for the facade. A Variance (23-0598-VAR1) is requested to allow a 71 percent lot coverage where 50 percent is the maximum allowed; a zero-foot front yard setback where 10 feet is required and a five-foot side yard setback where 10 feet is required.

Landscape waivers to allow no landscape buffers where 15 feet is required adjacent to the right-of-way and eight feet is required along interior lot lines were granted through the original approval (22-0624-SDR1) and applies to the amended plan. The City of Las Vegas 2050 Master Plan prioritizes "increasing the tree canopy across all areas of the City for multiple public health and environmental benefits." Interior to the site the submitted landscape plan indicates paver hardscapes, three 36-inch box Arizona Ash trees and several five-gallon shrubs.

Variance (23-0598-VAR2) is requested to allow zero parking spaces where 195 are required and to allow zero loading spaces where three are required. While the future tenants have not been assigned, a parking calculation was done based off the Shopping Center use. Per Title 19, a Shopping Center is defined as, "Any structure or group of structures that:

1. House any assemblage of various commercial tenants, including without limitation, retail uses, personal service uses, food service uses, and other ancillary uses;
2. Have a minimum combined gross floor area of 25,000 square feet;
3. Are located upon a single parcel of land or upon contiguous parcels of land; and
4. Have common vehicular access and parking facilities.

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The proposed 36,701 square-foot development adheres to this definition. The on-site parking requirement for the shopping center use is one space per 250 square feet of gross floor area. Per the applicant, there is an existing 65-space parking lot at 1621 South Main Street, which is approximately 487 feet from the subject site and under the same ownership. Per Title 19.18, "Off-site parking may be approved only if:

- i. The parcels containing the use and the off-site parking are under common ownership;
- ii. The parcel to be used for parking is located not more than three hundred feet from the building or use it is intended to serve;
- iii. The parcel to be used for parking is not separated or divided from the building or use it is intended to serve by a freeway, expressway, highway or primary thoroughfare;
- iv. The applicant satisfies the Director that the use of the off-site parcel for parking will not be detrimental to public safety; and
- v. The owner of the parcels executes an agreement or similar document, satisfactory to the City Attorney, which outlines the terms and conditions of the off-site parking use. The document must contain the legal description of both the off-site parcel and the parcel where the principal use is located and must be of sufficient duration to ensure the continued use of the off-site parcel for parking. In order to provide record notice of the existence of the off-site parking arrangement, the City may record the document in the office of the County Recorder, or require the applicant to do so."

Due to the parking lot being more than 300 feet away from the subject site, separated from the subject site by a primary thoroughfare (Las Vegas Boulevard), and having no parking agreement, staff is not able to consider this parking lot when calculating available parking for the proposed development.

Special Use Permit (23-0598-SUP1) is requested to allow an Alcohol, On-Premise Full use that will cover the entire development. Per the applicant, the shell tenant space is intended to be utilized for restaurant and brewery uses. Each tenant operator will be required to obtain a business license. Per Title 19, the Alcohol, On-Premise Full use is defined as, "An establishment licensed to sell alcoholic beverages, not limited to the sale of beer, wine and coolers, for consumption on the premises where the same are sold."

Minimum Special Use Permit Regulations:

1. Pursuant to its general authority to regulate the sale of alcoholic beverages, the City Council declares that the public health, safety and general welfare of the City are best promoted and protected by generally requiring a minimum distance separation between an Alcohol, On-Premise Full establishment and certain other uses that should be protected from the impacts associated with that establishment. Therefore, except as otherwise provided in these Requirements, no Alcohol, On-Premise Full establishment may be located within 400 feet of any of the following uses:

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- a. Church/house of worship;
- b. School;
- c. Individual care center licensed for more than 12 children; or
- d. City park.

This requirement is met as no protected uses are located within the required distance separation area.

2. The distance separation requirement set forth in Requirement 1 does not apply to the following:

- a. An establishment which has a non-restricted gaming license in connection with a hotel having 200 or more guest rooms on or before July 1, 1992, or in connection with a resort hotel having in excess of 200 guest rooms after July 1, 1992; or
- b. Any Alcohol, On-Premise Full use located on property within the Pedestrian Mall, as defined in LVMC Chapter 11.68; the Downtown Entertainment Overlay District, as described in LVMC 19.10.120; or the 18b Arts District, as described in Appendix F to this Title. The Special Use Permit approval may include conditions designed to mitigate any impacts related to distance separation.

This requirement is not applicable as the subject site does not have a non-restricted gaming license in conjunction with a hotel and is not located on property within the Pedestrian Mall.

The subject site is located within the City of Las Vegas 2050 Master Plan Downtown South Area. It is comprised of the City's earliest inner-ring traditional neighborhoods, including John S. Park, Huntridge, Beverly Green, Southridge, Mayfair, Hillside Heights, and Crestwood. It is also located within the Beverly Green/Southridge Neighborhood Plan Area where a chief goal is to deter additional traffic from commercial developments onto local residential streets. The proposed development with no parking does not align with this goal. Patrons will likely intrude on the on-street parking of the surrounding residential area with no public parking options onsite or within the immediate area. Staff notes that the Beverly Green/Southridge Residential Neighborhood Plan is not a regulatory document.

While the proposed development would be an improvement from the existing blighted and vacant building, staff finds activating the subject site with such uses as restaurants and breweries with zero onsite parking spaces or available parking within the immediate area would have a detrimental impact on the surrounding residential neighborhoods. Furthermore, the applicant proposes to exacerbate the over development of the subject site with a second stand-alone building. Therefore, staff recommends denial of all requested entitlements. If approved, they will be subject to conditions.

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FINDINGS (23-0598-VAR1)

In accordance with the provisions of Title 19.16.140(B), the Planning Commission and City Council, in considering the merits of a Variance request, shall not grant a Variance in order to:

1. Permit a use in a zoning district in which the use is not allowed;
2. Vary any minimum spacing requirement between uses;
3. Relieve a hardship which is solely personal, self-created or financial in nature.”

Additionally, Title 19.16.140(L) states:

“Where by reason of exceptional narrowness, shallowness, or shape of a specific piece of property at the time of enactment of the regulation, or by reason of exceptional topographic conditions or other extraordinary and exceptional situation or condition of the piece of property, the strict application of any zoning regulation would result in peculiar and exceptional practical difficulties to, or exceptional and undue hardships upon, the owner of the property, a variance from that strict application may be granted so as to relieve the difficulties or hardship, if the relief may be granted without substantial detriment to the public good, without substantial impairment of affected natural resources and without substantially impairing the intent and purpose of any ordinance or resolution.”

No evidence of a unique or extraordinary circumstance has been presented, in that the applicant has created a self-imposed hardship by proposing to over-develop the subject site without adhering to the development standards of Title 19. Reducing the scale of the project would allow conformance to Title 19. In view of the absence of any hardships imposed by the site’s physical characteristics, it is concluded that the applicant’s hardship is preferential in nature, and it is thereby outside the realm of NRS Chapter 278 for granting of Variances.

FINDINGS (23-0598-VAR2)

In accordance with the provisions of Title 19.16.140(B), the Planning Commission and City Council, in considering the merits of a Variance request, shall not grant a Variance in order to:

1. Permit a use in a zoning district in which the use is not allowed;
2. Vary any minimum spacing requirement between uses;
3. Relieve a hardship which is solely personal, self-created or financial in nature.”

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Additionally, Title 19.16.140(L) states:

“Where by reason of exceptional narrowness, shallowness, or shape of a specific piece of property at the time of enactment of the regulation, or by reason of exceptional topographic conditions or other extraordinary and exceptional situation or condition of the piece of property, the strict application of any zoning regulation would result in peculiar and exceptional practical difficulties to, or exceptional and undue hardships upon, the owner of the property, a variance from that strict application may be granted so as to relieve the difficulties or hardship, if the relief may be granted without substantial detriment to the public good, without substantial impairment of affected natural resources and without substantially impairing the intent and purpose of any ordinance or resolution.”

No evidence of a unique or extraordinary circumstance has been presented, in that the applicant has created a self-imposed hardship by proposing a development that fails to comply with minimum Title 19 parking requirements. Redesign of the proposed development would allow conformance to the Title 19 requirements. In view of the absence of any hardships imposed by the site's physical characteristics, it is concluded that the applicant's hardship is preferential in nature, and it is thereby outside the realm of NRS Chapter 278 for granting of Variances.

FINDINGS (23-0598-SUP1)

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 proposed land use will not be compatible with the adjacent development in the surrounding area as evidenced by the requested parking Variance. Future patrons will most likely seek available parking on neighboring residential streets.

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

The subject site is not physically suitable for the intensity of the proposed use as evident by the associated Variance requests to allow no onsite parking, to exceed the maximum lot coverage allowed and to encroach into required front and side yard setback areas.

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- 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.**

Site access is provided by Oakey Boulevard, an 80-foot Collector Street, which is adequate in size to meet the needs of the proposed use. However, neighborhood traffic could be negatively impacted due to the associated Variance request to allow no onsite parking. Patrons will likely intrude on the on-street parking of the surrounding residential area.

- 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.**

If approved, the Special Use Permit will be subject to licensure requirements, thereby protecting the public health, safety and welfare.

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

The proposed use meets all applicable conditions per Title 19.12.

FINDINGS (23-0598-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 development will not be compatible with the adjacent development in the surrounding area as evidenced by the requested parking Variance. Future patrons will most likely seek available parking on neighboring residential streets

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

The proposed development is not consistent with Title 19, as a Variances are requested to allow no onsite parking, to exceed the maximum lot coverage allowed and to encroach into required front and side yard setback areas.

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

Site access is provided by Oakey Boulevard, an 80-foot Collector Street, which is adequate in size to meet the needs of the proposed use. However, neighborhood traffic could be negatively impacted due to the associated Variance request to allow no onsite parking. Patrons will likely intrude on the on-street parking of the surrounding residential area.

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

The proposed building façade of CMU texture with metal accents is appropriate for the area and the City. Perimeter landscape requirements were waived with the previous Site Development Plan Review. A Condition of Approval has been added requiring all proposed landscape materials 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;

While the proposed building elevations will be an upgrade from the existing blighted building, the lack of available parking either on-site or within the immediate area does not create an orderly environment as future patrons will most likely intrude on the adjacent residential neighborhoods and utilize the available residential street parking as commercial parking and will not be harmonious nor compatible with the adjacent residential neighborhood.

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

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

BACKGROUND INFORMATION

<i>Related Relevant City Actions by Planning, Fire, Bldg., etc.</i>	
06/18/08	Code Enforcement processed a Case (CE-66769) for general window sign, debris, trash, graffiti, vehicle, and other zoning violations at 1701 South Las Vegas Boulevard. The case was resolved on 06/19/08.
08/22/12	Code Enforcement processed a Case (CE-118788) for three banners on a sign at 1701 South Las Vegas Boulevard. The case was resolved on 10/08/12.

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Related Relevant City Actions by Planning, Fire, Bldg., etc.	
05/23/13	Code Enforcement processed a Case (CE-129174) for graffiti on buildings and block walls at 1701 South Las Vegas Boulevard. The case was resolved on 06/08/13.
03/07/16	Code Enforcement processed a Case (CE-164204) for a reroof without a building permit at 1701 South Las Vegas Boulevard. The case was resolved on 03/17/16.
09/07/21	Code Enforcement Case #CE21-03779 was opened regarding graffiti at 1701 South Las Vegas Boulevard. The case was resolved on 11/17/21.
06/21/22	Code Enforcement Case #CE22-03140 was opened regarding graffiti at 1701 South Las Vegas Boulevard. The case was resolved on 08/09/23.
02/14/23	The Planning Commission approved Variance (22-0624-VAR1) request to allow zero parking spaces where 143 are required at the subject site. Staff recommended denial.
	The Planning Commission approved Site Development Plan Review (22-0624-SDR1) for a proposed conversion of an existing auto repair garage into a two-story 26,927 square-foot commercial shell building including a 5,193 square-foot roof top deck with a 9,745 square-foot outdoor patio area at the subject site. Staff recommended denial.

Most Recent Change of Ownership	
09/09/22	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
c. 1961	Construction of the subject building.
Pre-1991	A Business License (A60-00174) was issued for a Major Auto Repair Garage at 1701 South Las Vegas Boulevard. The license is inactive as of 05/02/19.
03/08/16	A building permit (C-312838) was issued for reroofing at 1701 South Las Vegas Boulevard.
09/17/20	A building permit (C20-03627) is currently being processed for two sets of illuminated channel wall signs and logo cabinets on an existing gas canopy at 1701 South Las Vegas Boulevard. The permit review is open pending the outcome of this signage review.
11/09/20	A building permit (C20-04338) is currently being processed for wall, canopy, and price signs at 1701 South Las Vegas Boulevard. The permit review is open pending the outcome of this signage review.
11/17/20	A building permit (C20-04157) was issued for the full interior demolition of the existing build-out at 1701 South Las Vegas Boulevard.

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Related Building Permits/Business Licenses	
05/16/23	Building Permit (#L23-00780) was processed for review for proposed tenant improvements at the subject site. The building permit has not been issued.

Pre-Application Meeting	
11/07/23	Staff conducted a pre-application meeting with the applicant where the submittal requirements and deadlines were reviewed for a proposed Site Development Plan Review amendment.

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

Field Check	
11/30/23	Staff conducted a routine field check and found a fenced in vacant commercial building.

Details of Application Request	
Site Area	
Net Acres	0.93

Surrounding Property	Existing Land Use Per Title 19.12	Planned or Special Land Use Designation	Existing Zoning District
Subject Property	Vacant	C (Commercial)	C-2 (General Commercial)
North	General Retail, Other than Listed	C (Commercial)	C-2 (General Commercial)
South	Wedding Chapel	C (Commercial)	C-2 (General Commercial)
East	Office, Other than Listed	TOC-1 (Transit Oriented Corridor – High)	P-R (Professional Office)
West	General Retail, Other than Listed	C (Commercial)	C-2 (General Commercial)

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Master and Neighborhood Plan Areas	Compliance
Las Vegas 2050 Master Plan Area: Downtown South	Y
Beverly Green/Southridge Neighborhood Plan	N*
Special Area and Overlay Districts	Compliance
A-O (Airport Overlay) District (200 Feet)	Y
Other Plans or Special Requirements	Compliance
Trails	N/A
Las Vegas Redevelopment Plan Area – Area 1	Y
Interlocal Agreement	N/A
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	N/A

*The proposed development does not align with the plan goal of reducing commercial traffic into residential areas.

DEVELOPMENT STANDARDS

Pursuant to Title 19.08 and Site Development Plan Review (22-0624-SDR1), the following standards apply:

Standard	Required/Allowed	Provided	Compliance
Min. Setbacks			
• Front	10 Feet	0 Feet	N*
• Side (West)	10 Feet	5 Feet	N*
• Side (East)	10 Feet	0 Feet	Y**
• Rear	20 Feet	0 Feet	Y**
Max. Lot Coverage	50%	71%	N***
Max. Building Height	N/A	30 Feet	Y
Trash Enclosure	Screened, Gated, w/ a Roof or Trellis	Not Indicated	By Condition
Mech. Equipment	Screened	Not screened	N

*A Variance is requested to allow a reduced front and side yard setback area.

**The existing building is legal, non-conforming structure that was constructed prior to the adoption of current development standards.

***A Variance is requested to allow an increased lot coverage that exceeds Title 19 lot coverage limitations.

Pursuant to Title 19.08 and Site Development Plan Review (22-0624-SDR1), the following standards apply:

Landscaping and Open Space Standards				
Standards	Required		Provided	Compliance
	Ratio	Trees		
Buffer Trees:				
• North	1 Tree / 20 Linear Feet	5 Trees	0 Trees	N*
• West	1 Tree / 30 Linear Feet	5 Trees	0 Trees	N*
TOTAL PERIMETER TREES		10 Trees	0 Trees	N*
Parking Area Trees	1 Tree / 6 Uncovered Spaces, plus 1 tree at the end of each row of spaces	0 Trees	0 Trees	N/A
Landscaping and Open Space Standards				
Standards	Required		Provided	Compliance
	Ratio	Trees		
LANDSCAPE BUFFER WIDTHS				
Min. Zone Width				
• North		15 Feet	0 Feet	N**
• West		8 Feet	0 Feet	N**

*An Exception was approved with Site Development Plan Review (22-0624-SDR1) to allow no planting materials.

**Waivers were approved with Site Development Plan Review (22-0624-SDR1) to allow no landscape buffers.

Street Name	Functional Classification of Street(s)	Governing Document	Actual Street Width (Feet)	Compliance with Street Section
Oakey Boulevard	Collector	Master Plan of Streets and Highways Map	80	Y

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

Parking Requirement							
Use	Gross Floor Area or Number of Units	Parking Ratio	Required		Provided		Compliance
			Parking		Parking		
			Regular	Handi-capped	Regular	Handi-capped	
Shopping Center	48,675 SF	1:250 SF of GFA	195				
TOTAL SPACES REQUIRED			195		0		N*
Regular and Handicap Spaces Required			189	6	0	0	N*
Loading Spaces	36,701 SF	30,000 to 50,000 SF	3		0		N*
Percent Deviation			100%				

*A Variance is requested to allow no onsite parking spaces.