



AGENDA MEMO - COMMUNITY DEVELOPMENT

PLANNING COMMISSION MEETING DATE: MAY 14, 2024
DEPARTMENT: COMMUNITY DEVELOPMENT
ITEM DESCRIPTION: APPLICANT: CLEMCO POSTAL SHIPPING & PRINTING -
OWNER: FARM ROAD RETAIL, LLC

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

CASE NUMBER	RECOMMENDATION	REQUIRED FOR APPROVAL
24-0168-SUP1	Staff recommends APPROVAL, subject to conditions:	

**** NOTIFICATION ****

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 54

NOTICES MAILED 676

PROTESTS 0

APPROVALS 0

**** CONDITIONS ****

24-0168-SUP1 CONDITIONS

Planning

1. Conformance to all Minimum Requirements under LVMC Title 19.12 for an Automobile Rental use.
2. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.
3. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Building and Safety Division.
4. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit, as well as submitted as part of any business license application.
5. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

Public Works

6. No rentals, display, or storage of rental vehicles shall take place in the public right-of-way.

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**** STAFF REPORT ****

PROJECT DESCRIPTION

The applicant is proposing an Automobile Rental use at 8414 Farm Road, Suite #180 within the SC-TC (Service Commercial – Town Center) District of The Town Center Master Plan area.

ISSUES

- The Town Center Development Standards Manual states “the use shall comply with all minimum conditions, standards and requirements applicable to the use “Automobile Rental,” as that use is permitted by means of a Special Use Permit under LVMC Chapter 19.12.
- This use does not include the rental of box style trucks or moving trucks.

ANALYSIS

The applicant currently operates ‘Clemco Postal Shipping & Printing’ within the Albertsons Shopping Center at 8400 – 8490 Farm Road and is proposing to add Automobile Rental services to their existing facility. As indicated on the site plan, the applicant will utilize three parking stall behind the current suite to park the vehicles for lease. These parking stalls are not visible from the public right-of-way and will not negatively impact customer parking as these parking stalls are behind the main structure and are typically utilized by employees of the adjacent suites. The automobile rental services will be an added service to the existing postal shipping and printing store.

The Service Commercial District allows low to medium intensity retail, office or other commercial uses that are intended to serve primarily the Centennial Hills area and do not include more intense general commercial characteristics. Examples include neighborhood shopping centers, theaters, bowling alleys and other places of public assembly and public/quasi-public uses. Hotels, motels and resort uses of a lower intensity may be allowed under certain conditions. Local supporting land uses such as parks, other public recreational facilities, some schools and churches are also allowed in this district.

The Automobile Rental use is described by Title 19.12 as “a facility for the rental of new or used automobiles or other passenger vehicles. For purposes of the limitations of this Title on outside storage, vehicles kept on a lot for rental purposes are not considered to be outside storage.” The proposed use meets the definition as they are proposing to lease passengers vans and pick-up trucks. Large box style or moving trucks are not part of this proposal.

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The Minimum Special Use Permit Requirements for this use include:

1. Requirement 1: No more than 5 rental vehicles shall be stored on the site at any one time.

The proposed use meets this requirement as they have proposed to maintain three rental vehicles on the site at any one time.

2. Requirement 2: No vehicles shall be offered for sale on the premises.

The proposed use meets this requirement as vehicle sales are not part of this proposal.

3. Requirement 3: The installation and use of an outside public address or bell system is prohibited.

The proposed use meets this requirement as an outdoor public address or bell system has not been proposed.

4. Requirement 4: No used or discarded automotive parts or equipment shall be located or stored in any open area outside of an enclosed building.

The proposed use meets this requirement as no automotive repair work is proposed as part of this

5. Requirement 5: All exterior lighting shall be screened or otherwise designed so as not to shine directly onto any adjacent parcel of land.

The proposed use meets this requirement as no additional lighting is proposed.

Staff finds the proposed use can be operated in a manner that is harmonious and compatible with the existing surrounding uses in the shopping center and the area and is recommending approval of this request.

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FINDINGS (24-0168-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 can be conducted in a manner that is harmonious and compatible with the shopping center itself, and the existing surrounding land uses in the area.

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

The subject site is an established shopping center designed to accommodate a variety of land uses. The proposed vehicle rental will be an added service to an established business within the shopping and not the primary service offered and staff finds the subject site is suitable for the type and intensity of the land use proposed.

- 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.**

Existing street facilities are adequate in size to meet the requirements of the proposed automotive rental use.

- 4. Approval of the Special Use Permit at the site in question will not be inconsistent with or compromise the public health, safety, and welfare or the overall objectives of the General Plan.**

The proposed use is subject to licensing requirements and the approval of this request will not compromise the public health, safety, and welfare or the overall objectives of the General Plan.

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

The proposed use meets all Minimum Special Use Permit Requirements outlined by Title 19.12.

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BACKGROUND INFORMATION

<i>Related Relevant City Actions by Planning, Fire, Building, Code Enforcement, etc.</i>	
01/19/00	The City Council approved a request for a Site Development Plan Review [Z-0076-98(10)] on property located on the southwest corner of Buffalo Drive and Rome Boulevard for a proposed 265,100 square-foot commercial center on 24.85 acres.

<i>Most Recent Change of Ownership</i>	
05/2002	A deed was recorded for a change in ownership.

<i>Related Building Permits/Business Licenses</i>	
02/11/13	A Building Permit (C-229415) was issued for a wall sign (Tag #12936) at 8414 Farm Road, Suite #180.
06/10/23	A Business License (G71-03486) was issued for a postal and shipping store at 8414 Farm Road, Suite #180. The license is active as of 05/01/24.

<i>Pre-Application Meeting</i>	
03/19/24	Staff provided the applicant a submittal checklist for the proposed Automobile Rental land use that outlined the application requirements for a Special Use Permit.

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

<i>Field Check</i>	
04/22/24	Staff performed a routine field check of the subject site. Staff did not note anything of concern during the visit.

<i>Details of Application Request</i>	
<i>Site Area</i>	
Net Acres	24.85 acres

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<i>Surrounding Property</i>	<i>Existing Land Use Per Title 19.12</i>	<i>Planned or Special Land Use Designation</i>	<i>Existing Zoning District</i>
Subject Property	Shopping Center	TC (Town Center)	SC-TC (Service Commercial – Town Center)
North	Residential, Single Family, Detached	L (Low Density Residential)	R-CL
South	Shopping Center	TC (Town Center)	GC-TC (General Commercial – Town Center)
East	Residential, Single Family, Detached	PCD (Planned Community Development)	R-PD4 (Residential Planned Development – 4 Units Per Acre)
West	Shopping Center	TC (Town Center)	SC-TC (Service Commercial – Town Center)

<i>Master and Neighborhood Plan Areas</i>	<i>Compliance</i>
Las Vegas 2050 Master Plan Area: Centennial Hills	Y
Town Center Development Standards	Y
<i>Special Area and Overlay Districts</i>	<i>Compliance</i>
No Applicable Special Area or Overlay Districts	N/A
<i>Other Plans or Special Requirements</i>	<i>Compliance</i>
Trails – Multi Use Trail (Town Center Trail)	Y
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

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DEVELOPMENT STANDARDS

Street Name	Functional Classification of Street(s)	Governing Document	Actual Street Width (Feet)	Compliance with Street Section
Farm Road	Town Center Arterial	Town Center Development Standards	140	Y
Durango Drive	Primary Arterial	Master Plan of Streets and Highways Map	140	Y
Tule Springs Road	Local Street	Title 13	65	Y

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	
Shopping Center	150,975 SF	1:250 SF	604				
TOTAL SPACES REQUIRED			604		808		Y
Regular and Handicap Spaces Required			591	13	784	24	Y