



AGENDA MEMO - COMMUNITY DEVELOPMENT

CITY COUNCIL MEETING DATE: OCTOBER 16, 2024
DEPARTMENT: COMMUNITY DEVELOPMENT
ITEM DESCRIPTION: APPLICANT: BLISS CAR WASH NEVADA, LLC - OWNER:
RASPALICIOUS, LLC

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

CASE NUMBER	RECOMMENDATION	REQUIRED FOR APPROVAL
24-0380-SUP1	Staff recommends APPROVAL, subject to conditions:	
24-0380-SDR1	Staff recommends APPROVAL, subject to conditions:	24-0380-SUP1

**** NOTIFICATION ****

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 27

NOTICES MAILED 510

PROTESTS 0

APPROVALS 0

**** CONDITIONS ****

24-0380-SUP1 CONDITIONS

Planning

1. Conformance to all Minimum Requirements under LVMC Title 19.12 for a Car Wash, Full Service or Auto Detailing use.
2. Approval of and conformance to the Conditions of Approval for Site Development Plan Review (24-0380-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 Department of Building and Safety.
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.
6. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

24-0380-SDR1 CONDITIONS

Planning

1. Approval of and conformance to the Conditions of Approval for Special Use Permit (24-0380-SUP1) 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.

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3. All development shall be in conformance with the building elevations date stamped 07/18/24; and site plan and landscape plan date stamped 07/19/24, except as amended by conditions herein.
4. A Waiver of 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.
5. A Waiver of Title 19.08.070 is hereby approved, to allow a 10-foot wide landscape buffer adjacent to the right-of-way where 15 feet is required.
6. 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.
7. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
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. 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 FAA form 7460-1, "Notice of Proposed Construction or Alteration" with the FAA,
 - b. Applicant is advised that FAA's airspace determinations (the outcome of filing the FAA Form 7460-1) 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. Applicant is advised that the FAA's airspace determinations include expiration dates and that separate airspace determinations will be needed for construction cranes or other temporary equipment.
 - c. No building permits should be issued until applicant provides evidence that a "Determination of No Hazard to Air Navigation" has been issued by the FAA.
 - d. No structure greater than 35' in height shall be permitted to be erected or altered that would constitute a hazard to air navigation, or would result in an increase to minimum flight altitudes during any phase of flight, or would otherwise be determined to pose a significant adverse impact on airport or aircraft operations.

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

Public Works

11. 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 and unused driveway cuts, if any, and replace with new improvements meeting Public Right-of-Way Accessibility Guidelines (PROWAG) to the satisfaction of the City Engineer concurrent with development of this site. Grant Pedestrian Access Easement(s) if necessary to comply with this requirement. All existing paving damaged or removed by this development shall be restored at its original location, width and depth concurrent with development of this site.
12. 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.
13. 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.
14. Queues for the overall shopping center shall not extend into the public right-of-way as a result of the operations on this site.
15. 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

16. 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 request for a Site Development Plan Review for a proposed commercial development consisting of a single-story, 5,457 square-foot Full Service Car Wash on 1.11 acres at 2131 Rock Springs Drive within an existing commercial development.

ISSUES

- The proposed Car Wash, Full Service or Auto Detailing use is allowed with an approved Special Use Permit within the existing C-1 (Limited Commercial) zoning district. Staff recommends approval of the requested Special Use Permit.
- The applicant has requested a Site Development Plan Review for the proposed single-story, 5,457 square-foot Full Service Car Wash development. Staff recommends approval of the requested Site Development Plan Review.
- The applicant has requested a Waiver of Title 19.08.040(B)(6)(c) building orientation development standards to allow the building to not be placed at the street edge at the setback line. Staff recommends approval of the request.
- The applicant has requested a Waiver of Title 19.08.070 to allow a 10-foot wide landscape buffer adjacent to the right-of-way where 15 feet is required. Staff recommends approval of the request.

ANALYSIS

The subject site is comprised of one 1.11 acre parcel within an existing 8.27 commercial subdivision (Lake Mead Rock Springs) that is developed as a shopping center. The subject site is currently developed with an existing single-story building that was utilized as a restaurant. The applicant has proposed to demolish the existing structure in order to develop the proposed single-story, 5,457 square-foot Full Service Car Wash development.

The subject site is located within the Twin Lakes area as outlined in the City of Las Vegas 2050 Master Plan. The site is currently zoned C-1 (Limited Commercial) with a SC (Service Commercial) General Plan Designation and is subject to the development standards outlined in Title 19. The C-1 District is intended to provide most retail shopping and personal services, and may be appropriate for mixed use developments. This district should be located on the periphery of residential neighborhoods and should be confined to the intersections of primary and secondary thoroughfares along major retail corridors. The C-1 District is consistent with the Service Commercial and the Neighborhood Center categories of the General Plan.

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The subject shopping center is located on the northwest corner of Lake Mead Boulevard and Rock Springs Drive and the subject parcel is located on the northeast perimeter of the shopping center. The subject shopping center is currently bordered to the west by an existing shopping center and adjacent to an existing shopping center across Lake Mead Boulevard to the south with similar zoning and General Plan designations. The north perimeter of the site is bordered by an existing multi-family residential development that has an M (Medium Density Residential) General Plan Designation and R-3 (Medium Density Residential) zoning designation. The east perimeter of the site is bordered by the US 95 right-of-way.

The applicant has requested a Special Use Permit (24-0380-SUP1) for the proposed Car Wash, Full Service or Auto Detailing use on the subject site. The Car Wash, Full Service or Auto Detailing use is described in Title 19.12 as “An establishment that provides for the washing, cleaning, waxing or detailing of passenger vehicles, either by means of employees or by means of automated or semi-automated methods of cleaning, or by a combination thereof.” This use requires approval of a Special Use Permit within a C-1 (Limited Commercial) zoning district pursuant to Title 19.12.

The Minimum Special Use Permit Requirements for this use include:

1. Each wash bay shall have a stacking lane that will accommodate at least six cars.

The proposed use meets this requirement as the proposed carwash stacking lane has been designed to accommodate 10 vehicles and the polish tunnel has been designed to accommodate six vehicles.

The site will provide 19 total parking spaces including one van-accessible ADA parking space, which complies with the minimum three spaces including one ADA spaces required by Title 19.12 for the development. The submitted building elevations indicate the Car Wash building will be a one-story, 32-foot tall building. The building façades include a stucco painted “stone”, “cement grey” and “pewter” with clear anodized aluminum storefront window materials.

Pursuant to Title 19.08.070 development standards a minimum 15-foot wide landscape buffer is required adjacent to the Rock Springs Drive right-of-way and an eight-foot wide buffer is required on the north perimeter of the parcel which is the interior lot line for the commercial subdivision. The submitted site plan, indicates a 20-foot wide landscape buffer will be provided on the north perimeter of the parcel and a 10-foot wide buffer is provided on the east perimeter adjacent to the Rock Springs Drive right-of-way. The applicant has requested a Waiver of Title 19.08.070 development standards, to allow a 10-foot wide landscape buffer adjacent to the right-of-way where 15 feet is required. Staff recommends approval of the request, due to the existing landscape buffer existing today with the vacant restaurant building. The existing restaurant building on the subject site also provides a 10-foot landscape buffer.

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The submitted landscape plan indicates 27 trees will be provided in the north perimeter landscape buffer where 14 trees are required, and the eastern perimeter will provide eight trees where six trees are required. Also, additional planting materials will be provided on the western and southern perimeter of the parcel to create a more robust landscape buffer of the site and interior parking lot area to screen the proposed double and single drive-through lanes. The plan depicts seven additional 24-inch box trees will be provided on the west perimeter and three 24-inch box trees within the interior parking lot area. The primary tree species being utilized on this portion of the site is the 24-inch box "Shoestring Acacia" trees with a combination of five-gallon shrubs that are consistent with the Southern Nevada Regional Planning Coalition - Regional Plant List.

Additionally, Title 19.08.040(B)(6)(c) building orientation development standards state, "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." Due to the fact the proposed structure is not located at the minimum setback line and is separated from the Rock Springs Drive street frontage by a double lane drive through the applicant has requested a Waiver of this development standard. However, staff finds the requested building orientation Waiver will have minimal negative impact to the surrounding commercial and residential uses.

The Clark County Department of Aviation has provided the following comments pertaining to the proposed development, "Federal Aviation Regulations (14 CFR, Part 77) and City of Las Vegas Code (Section 19.10.080) require that the Federal Aviation Administration (FAA) be notified before the construction or alteration of any building or structure that will exceed a slope of 100:1 for a distance of 20,000 feet from the nearest point of any airport runway or for any structure greater than 200 feet in height. Such notification allows the FAA to determine what impact, if any, the proposed development will have upon aircraft operations, and allow the FAA to determine whether the development should be obstruction marked or lighted. The proposed development would exceed the 100:1 notification requirement or is greater than 200 feet in height." A condition of approval has been added to Site Development Plan Review (24-0380-SDR1) to assure compliance with the above referenced Federal Aviation Regulations.

Staff has determined the proposed car wash development and use of the structures is consistent with the existing commercial shopping center. The proposed project is compatible with the adjacent developments and meets all the minimum special use permit requirements outlined in Title 19.12; therefore, staff recommends approval the requested Special Use Permits and Site Development Plan Review.

FINDINGS (24-0380-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 Car Wash, Full Service or Auto Detailing use is appropriate for commercially zoned property within an existing shopping center.

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

The subject site is an approved commercial development which is physically suitable for the intensity of the proposed Car Wash, Full Service or Auto Detailing use.

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 from Lake Mead Boulevard Avenue a 110-foot Primary Arterial as designated by the Master Plan of Streets and Highways and Rock Springs Drive a 60-foot Local Street as designated by Title 13. All rights-of-way are adequate in size to accommodate the proposed commercial development.

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 proposed use will be subject to regular inspections by multiple governmental agencies to ensure the public health, safety and welfare are not compromised.

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

The proposed Car Wash, Full Service or Auto Detailing use meets all applicable conditions per Title 19.12.

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FINDINGS (24-0380-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 remains consistent with the existing commercial developments within the shopping center and is compatible with adjacent 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;**

The proposed site plan conforms to the General Plan, Title 19 and the overall site development plan for the commercial development, with exception to the requested Waivers to allow a 10-foot wide landscape buffer adjacent to the right-of-way where 15 feet is required and to allow the building to not be placed at the street edge at the setback line. However, Staff finds the requested landscape buffer and building orientation Waiver will have minimal negative impact to the surrounding commercial and residential uses.

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

Site access is provided from Lake Mead Boulevard Avenue a 110-foot Primary Arterial as designated by the Master Plan of Streets and Highways and Rock Springs Drive a 60-foot Local Street as designated by Title 13. All rights-of-way are adequate in size to accommodate the proposed commercial development.

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

The proposed building and landscape materials are appropriate for the surrounding area and a desert climate.

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 proposed building elevations are not unsightly or obnoxious in appearance and would be compatible with future development in the area.

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

The proposed development is subject to building permit review and regular inspections during the construction phase to ensure the public health, safety and general welfare are protected.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by Planning, Fire, Building, Code Enforcement, etc.</i>	
11/21/84	The City Council approved a request for a Rezoning, Plot Plan and Building Elevation Review (Z-0074-84) from N-U (Non-Urban) to R-CL (Residential Compact Lots), R-3 (Limited Multiple Residence), and C-1 (Limited Commercial) for multiple properties.
12/17/96	The Board of Zoning Adjustment approved a request for a Variance (V-0150-96) to allow 80 parking spaces where 139 spaces are required for a proposed 5,500 square-foot Shoney's restaurant at 2001-2005 Rock Springs Drive.
02/27/97	The Planning Commission approved a request for a Plot Plan and Building Elevation Review [Z-0074-84(18)] for a proposed 5,560 square-foot Shoney's restaurant on property located on the west side of Rock Springs, north of Lake Mead Boulevard
10/05/11	The City Council approved a request for a Beer/Wine/Cooler On-Sale Establishment within an existing 5,945 square-foot restaurant at 2131 Rock Springs Drive. The Planning Commission and Staff recommended approval of the request.
02/02/16	The Department of Community Development - Planning Division processed a request for a Conditional Use Permit (CUV-63225) for a proposed Beer/Wine/Cooler On-Sale Establishment at 2131 Rock Springs Drive. The review was completed and approved on 02/02/16.
03/05/21	The Department of Community Development - Planning Division processed a request for a Conditional Use Permit (100279-CUV) for a proposed Beer/Wine/Cooler On-Sale Establishment for a seafood restaurant (Crab Island) at 2131 Rock Springs Drive. The review was completed and approved on 03/08/21.

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<i>Related Relevant City Actions by Planning, Fire, Building, Code Enforcement, etc.</i>	
09/10/24	<p>The Planning Commission voted (7-0) to recommend APPROVAL on the following Land Use Entitlement project requests on 1.11 acres at 2131 Rock Springs Drive (APN 138-22-610-012), C-1 (Limited Commercial) Zone, Ward 1 (Knudsen).</p> <p>24-0380-SUP1 - SPECIAL USE PERMIT - FOR A PROPOSED CAR WASH, FULL SERVICE OR AUTO DETAILING USE</p> <p>24-0380-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED 5,457 SQUARE-FOOT FULL SERVICE CAR WASH DEVELOPMENT WITH WAIVERS OF PERIMETER LANDSCAPE BUFFER REQUIREMENTS AND BUILDING ORIENTATION STANDARDS</p>

<i>Most Recent Change of Ownership</i>	
10/28/15	A deed was recorded for a change in ownership.

<i>Related Building Permits/Business Licenses</i>	
08/24/20	A building permit (#C20-03275) was issued for heating, ventilation, air conditioning (HVAC) exact change outs/ repairs (Cutting Board) at 2131 Rock Springs Drive. The permit was finalized on 09/09/20.
09/08/20	A building permit (#C20-03141) was issued to install two wall signs and sets of channel letters (Crab Island) at 2131 Rock Springs Drive. The permit was finalized on 11/30/20.
09/11/20	A business license (G68-05158) was issued for a restaurant (Crab Island 1) at 2131 Rock Springs Drive. The license was marked out of business on 01/17/24.
04/13/21	A business license (L70-00043) was issued for Beer/Wine/On-Premise (Crab Island 1) at 2131 Rock Springs Drive. The license was marked out of business on 12/06/23.
	A business license (P69-00040) was issued for Beer and Wine On-Premise (Crab Island 1) at 2131 Rock Springs Drive. The license was marked out of business on 12/06/23.
08/30/23	A building permit (#C23-02923) was issued for disaster repair to replace drywall in the kitchen; framing at cook line; insulation and ceiling grid; gas piping replacement; replace all damaged DWV and water piping; replace ductwork; reset hoods; replace lighting in T-bar, all switches and receptacles (Crab Island) at 2131 Rock Springs Drive. The permit has not been finalized.

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Pre-Application Meeting	
07/15/24	Staff conducted a pre-application meeting where the submittal requirements for a Special Use Permits and Site Development Plan Review were discussed for a proposed Car Wash development.

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

Field Check	
07/24/24	Staff conducted a routine field check and noted the building on the site is currently vacant and the site is surrounded by chain link construction fencing. Planting materials on the site are overgrown and unkempt, also trash and debris can be found in the east landscape buffer adjacent to Rock Springs Drive.

Details of Application Request	
Site Area	
Gross Acres	1.11

Surrounding Property	Existing Land Use Per Title 19.12	Planned or Special Land Use Designation	Existing Zoning District
Subject Property	Restaurant	SC (Service Commercial)	C-1 (Limited Commercial)
North	Residential, Multi-Family	M (Medium Density Residential)	R-3 (Medium Density Residential)
South	Restaurant w/ Drive Through	SC (Service Commercial)	C-1 (Limited Commercial)
East	US 95	ROW (Right-of-Way)	ROW (Right-of-Way)
West	Mini-Storage Facility	SC (Service Commercial)	C-1 (Limited Commercial)

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<i>Master and Neighborhood Plan Areas</i>	<i>Compliance</i>
Las Vegas 2050 Master Plan Area: Twin Lakes	Y
<i>Special Area and Overlay Districts</i>	<i>Compliance</i>
A-O (Airport Overlay) District - (175 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 19.08.070, the following standards apply:

<i>Standard</i>	<i>Required/Allowed</i>	<i>Provided</i>	<i>Compliance</i>
Min. Lot Width	100 SF	555 SF	Y
Min. Setbacks			
• Front (South)	10 Feet	566 Feet	Y
• Side (West)	10 Feet	432 Feet	Y
• Corner (East)	10 Feet	55 Feet	Y
• Rear (North)	20 Feet	20 Feet	Y
Max. Lot Coverage	50 %	11 %	Y

<i>Standard</i>	<i>Required/Allowed</i>	<i>Provided</i>	<i>Compliance</i>
Max. Building Height	N/A	32 Feet, 6 Inches	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, the following standards apply:

Landscaping and Open Space Standards				
Standards	Required		Provided	Compliance
	Ratio	Trees		
Buffer Trees:				
• North	1 Tree / 20 Linear Feet	6 Trees	8 Trees	Y
• East	1 Tree / 20 Linear Feet	14 Trees	27 Trees	Y
• West	N/A	0 Trees	8 Trees	Y
• South	N/A	0 Trees	3 Trees	Y
TOTAL PERIMETER TREES		20 Trees	46 Trees	Y
Parking Area Trees	1 Tree / 6 Uncovered Spaces, plus 1 tree at the end of each row of spaces	7 Trees	8 Trees	Y
LANDSCAPE BUFFER WIDTHS				
Min. Zone Width				
• North	8 Feet		20 Feet	Y
• East	15 Feet		10 Feet	N*
• West	N/A		10 Feet	Y
• South	N/A		3 Feet	Y
Wall Height	6 to 8 Feet Adjacent to Residential		Not Indicated	Y

**The applicant has requested a Waiver to allow the existing landscape buffer to remain as previously constructed.*

Street Name	Functional Classification of Street(s)	Governing Document	Actual Street Width (Feet)	Compliance with Street Section
Lake Mead Boulevard	Primary Arterial	Master Plan of Streets and Highways Map	110	Y
Rock Springs Drive	Local Street	Title 13	60	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	
Car Wash, Full Service or Auto Detailing (Proposed) Office - 98 SF Bathroom - 80 SF Breakroom - 138 SF	5,457 SF	1:150 SF of gross floor area, independent of vehicle stacking (316 SF minus Car Wash Tunnel and equipment room)	3				
TOTAL SPACES REQUIRED			3		20		Y
Regular and Handicap Spaces Required			2	1	19	1	Y

Waivers		
Requirement	Request	Staff Recommendation
Pursuant to Title 19.08.070, a 15-foot wide landscape buffer is required adjacent to the right-of-way.	To allow a 10-foot wide landscape buffer adjacent to the right-of-way	Approval

<i>Requirement</i>	<i>Request</i>	<i>Staff Recommendation</i>
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