



AGENDA MEMO - COMMUNITY DEVELOPMENT

PLANNING COMMISSION MEETING DATE: OCTOBER 10, 2023
DEPARTMENT: COMMUNITY DEVELOPMENT
ITEM DESCRIPTION: APPLICANT: CABRAL CAR WASH - OWNER: FEM, LLC

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

CASE NUMBER	RECOMMENDATION	REQUIRED FOR APPROVAL
23-0401-SUP1	Staff recommends APPROVAL, subject to conditions:	
23-0401-SDR1	Staff recommends APPROVAL, subject to conditions:	23-0401-SUP1

**** NOTIFICATION ****

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 16

NOTICES MAILED 219

PROTESTS 0

APPROVALS 0

**** CONDITIONS ****

23-0401-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 (23-0401-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.
6. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

23-0401-SDR1 CONDITIONS

Planning

1. Approval of and conformance to the Conditions of Approval for Special Use Permit (23-0401-SUP1) shall be required, if approved.
2. Conformance to the Conditions of Approval for Site Development Plan Review (21-0009-SDR1) and Site Development Plan Review (23-0036-SDR1) shall be required, if approved.

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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 and building elevations date stamped 08/16/23; and landscape plan date stamped 09/14/23, except as amended by conditions herein.
5. 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.
6. An Exception of Title 19.08.040 is hereby approved, to allow six 24-inch box trees in the interior parking lot area where 12 are required.
7. 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.
8. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
9. 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.
10. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

11. 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.
12. Landscape and maintain all unimproved right-of-way adjacent to this site. 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.

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13. Queues for the overall shopping center shall not extend into the public right-of-way as a result of the drive-thru operations on this site.
14. An update to the previously approved Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to submittal of any construction drawings or the issuance of any building or grading permits, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage study update.

Fire & Rescue

15. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
16. The Applicant shall install an approved fire sprinkler system in all buildings in accordance with IFC Section 903 as amended. System(s) shall be installed by a licensed Nevada fire sprinkler Contractor.
17. Verify that all portions of the buildings exterior are within (150 feet non-sprinklered and 250 feet for a sprinklered) of the fire lane(s), or provide an acceptable mitigation to Fire Safety prior to final approval of civil plans.
18. Access to all Fire Department Connections, hydrants, ingress to buildings shall be in accordance with IFC 504.

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**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a request for a Site Development Plan Review for a proposed commercial development consisting of a single-story, 4,020 square-foot Full Service Car Wash on a portion of a 4.45-acres at the northwest corner of Sahara Avenue and Maryland Parkway within an existing commercial development.

ISSUES

- The proposed Car Wash, Full Service or Auto Detailing use is allowed with an approved Special Use Permit (23-0401-SUP1) within the existing C-1 (Limited Commercial) zoning district. Staff recommends approval of the requested Special Use Permit.
- 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 an Exception of Title 19.08.040 interior parking lot development standards to allow six 24-inch box trees in the interior parking lot area where 12 are required. Staff recommends approval of the request.
- Pursuant to Condition #6 of approved Site Development Plan Review (21-0009-SDR1), "Prior to the issuance of building permits for building pads #1, #2 and #3, development of the pads will be subject to the approval of an additional Site Development Plan Review." This review is for building pad #3.

ANALYSIS

The subject site is comprised of two parcels zoned C-1 (Limited Commercial) with a TOD-1 (Transit Oriented Development - High) General Plan designation and is subject to the development standards outlined in Title 19.08.070. On June 9th, 2020 the Planning Commission approved a Tentative Map (TMP-78658) for a proposed one-lot commercial subdivision on the subject site. In addition, on July 21st, 2020 the Department of Planning approved an administrative Site Development Plan Review (20-0022-SDR1) for the relocation and rebuild of an existing Legal, Nonconforming Liquor Establishment (Tavern) on the eastern perimeter of the subject site adjacent to Maryland Parkway.

On April 21st, 2021 the City Council approved Site Development Plan Review (21-0009-SDR1) for a proposed 23,304 square-foot commercial development with Waivers of the perimeter landscape buffer development standards and to not orient the buildings to the

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corner where such is required at the northwest corner of Sahara Avenue and Maryland Parkway. In addition, the City Council also approved Special Use Permit (21-0009-SUP1) for a proposed 40-foot tall, 672 square-foot Off-Premise Sign (Billboard) located on the eastern perimeter of the subject site adjacent to Maryland Parkway. Also, on August 12th, 2021, the Department of Planning administratively approved a Minor Amendment (21-0335-SDR1) for proposed amendments to the building elevations for restaurant #2 (Dunkin Donuts) and a proposed 80 square-foot addition to an approved 1,410 square-foot building.

On March 14th, 2023 the Planning Commission approved a request for a Major Amendment (23-0036-SDR1) to the previously approved Site Development Plan Review (21-0009-SDR1) for a proposed commercial development with waivers of the perimeter landscape buffer requirements to allow a zero-foot landscape buffer adjacent to a portion of the north perimeter adjacent to right-of-way. This review stated that although the City of Las Vegas approved the Tavern (Dotty's) relocation, the Nevada Gaming Commission did not approve the relocation of the tavern. As a result, the applicant redesigned the site with the existing 4,565 square-foot tavern (Dotty's) remaining in its exact location.

With the Dotty's remaining in its existing location; the approved plan proposed to relocate the previously approved 1,500 square-foot Restaurant with Drive Through to the south of the existing tavern. On the submitted site plan, this is now labeled as building Pad #2. The site plan indicates the southwest portion of the site is proposed to be developed with a 2,611 square-foot Restaurant with Drive Through, which is consistent with the previously approved site design. The northwest perimeter of the site has been redesigned to remove the previously approved 9,180 square-foot General Retail building and has designed the space as an area for "Future Site Improvements."

On June 27th, 2023 the Department of Community Development - Planning Division administratively approved a Minor Amendment (23-0270-SDR1) to a previously approved Site Development Plan Review (21-0009-SDR1) for the proposed removal of perimeter landscaping materials on the north perimeter of the existing Tavern (Dotty's) to create an entryway to the establishment from Almond Tree Lane and to reconfigure the parking.

The approved site plan associated with Site Development Plan Review (21-0009-SDR1) dated stamped 02/10/21 indicated the site where the proposed Full Service Car Wash will be located as building Pad #3. In addition, an associated Waiver was approved to allow the building within the commercial development to not be oriented to the corner of the site where such is required. Pursuant to Condition #6 of the aforementioned Site Development Plan Review, "Prior to the issuance of building permits for building pads #1, #2 and #3, development of the pads will be subject to the approval of an additional Site Development Plan Review." The requested Site Development Plan Review (23-0401-SDR1) satisfies this condition with regards to development of building Pad #3.

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The applicant has requested a Special Use Permit (23-0401-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 stacked triple-lane drive-through will accommodate 30 cars.

The site will provide 176 total parking spaces including nine accessible ADA parking spaces, which complies with the minimum 159 spaces including six ADA spaces required by Title 19.12 for the overall development within the commercial subdivision. The submitted building elevations indicate the Car Wash building will be a one-story, 28-foot tall building. The building façades include a painted “bright silver metallic”, “black” and “sunset red” metal framing over CMU with “Eldorado Stone” thin line brick veneer accent materials.

Perimeter Landscaping for the entire commercial subdivision was most recently approved via previously approved Site Development Plan Review (23-0036-SDR1), which approved waivers of the perimeter landscape buffer requirements to allow a zero-foot landscape buffer adjacent to a portion of the north perimeter adjacent to right-of-way. The submitted landscape plan with that project date stamped 01/19/23, indicates eight 24-inch box trees will be provided within the north perimeter landscape buffer trees and seven 24-inch box trees will be provided in western landscape buffer adjacent to the subject building pad.

The submitted landscape plan with this Site Development Plan Review (23-0401-SDR1) date stamped 08/16/23 indicates additional planting materials will be provided on the building pad to create a more robust landscape buffer on the north perimeter of the site and interior parking lot area to screen the proposed triple-lane drive-through lane from Almond Tree Lane. The plan depicts seven additional 24-inch box trees will be provided on the north perimeter and 11 24-inch box trees within the interior parking lot area. The primary tree species being utilized on the 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. In addition, the applicant has requested an Exception to allow six interior parking lot end caps with 24-inch box trees where 12 are required at parking islands and row end caps.

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Also, 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 Almond Tree Lane street frontage by a triple 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 uses. Due to the fact, a building orientation Waiver to not orient buildings to the corner was previously approved for this site via previously approved Site Development Plan Review (21-0009-SDR1). In addition, the proposed triple lane drive-through has been adequately screened from Almond Tree Lane by perimeter landscape buffer planting materials.

Staff has determined the proposed car wash development and use of the structures is consistent with the previously approved plans for the subject site. The proposed project is compatible with the adjacent developments and meets all the minimum requirements of Title 19 and the conditions of approval of the previous site development plan reviews for the commercial development; therefore, staff recommends approval the requested Special Use Permits and Site Development Plan Review.

FINDINGS (23-0401-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 on a corner containing two major arterial streets.

- 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.**

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Site access is provided from Sahara Avenue and Maryland Parkway, both are 95 and 104-foot Primary Arterials respectively as classified by the Master Plan of Streets and Highways and Almond Tree Lane which is classified as a 60-foot Local Street. 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.

FINDINGS (23-0401-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 commercial development remains consistent with the previously approved Major Site Development Plan Reviews (21-0009-SDR1 and 23-0036-SDR1) for the overall commercial development 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 Waiver. However, Staff finds the requested building orientation Waiver will have minimal negative impact to the surrounding commercial uses.

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

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Site access is provided from Sahara Avenue and Maryland Parkway, both are 95 and 104-foot Primary Arterials respectively, as classified by the Master Plan of Streets and Highways; and Almond Tree Lane which is classified as a 60-foot Local Street. 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.

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.

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BACKGROUND INFORMATION

<i>Related Relevant City Actions by Planning, Fire, Code Enforcement, etc.</i>	
12/05/80	The Board of City Commissioners approved a Rezoning (Z-0090-80) from C-1 (Limited Commercial), C-C (Neighborhood Commercial Center), and C-M (Commercial/ Industrial) to C-1 (Limited Commercial) for a proposed bank and high-rise offices. The Planning Commission recommended approval.
01/04/89	The City Council approved a request for a Special Use Permit (U-0044-86) to allow the relocation of an existing 14' x 48' single pole, double face, 40-foot Off-Premise Sign (Billboard) on property generally located on the north side of Sahara Avenue, east of Almond Tree Lane.
05/17/06	The City Council Approved a General Plan Amendment (GPA-9219) to change the land use designations to C (Commercial), MXU (Mixed Use), Industrial or PF (Public Facilities) on various parcels located within the proposed Las Vegas Redevelopment Plan area and within the proposed Redevelopment Plan expansion area. The Planning Commission and Staff recommended approval.
01/12/16	A Site Development Plan Review (SDR-62738) was approved administratively by staff for a new wireless communication facility, stealth design on an existing off-premise sign at 1140 East Sahara Avenue.
10/02/18	A Code Enforcement Case (CE-193444) was processed for 20-30 homeless and semi-permanent structures being built by the homeless along with trash and debris (Parcel 001). The case was resolved on 12/04/18.
01/14/19	A Code Enforcement Case (CE-195818) was processed for a large vagrant encampment throughout an empty parking lot (Parcel 001). The case was resolved on 01/29/19.
07/15/19	A Code Enforcement Case (CE19-01189) was processed for a tremendous amount of trash, debris, and waste at 1140 East Sahara Avenue (Parcel 007 and 008). The case was resolved on 07/24/19.
08/14/19	A Code Enforcement Case (CE19-01900) was processed for a vagrant encampment throughout an empty parking lot (Parcel 001). The case was resolved on 08/21/19.
09/11/19	A Code Enforcement Case (CE19-02639) was processed for a property with overgrown weeds, significant trash, and frequent homeless on site at 1140 East Sahara Avenue (Parcel 007 and 008). The case was resolved on 10/28/19.
06/09/20	The Planning Commission approved a request for a Tentative Map (TMP-78658) for a one-lot commercial subdivision on 4.45 acres at the northwest corner of Sahara Avenue and Maryland Parkway (APNs 162-03-802-001 through 009). Staff recommended approval of the request.

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<i>Related Relevant City Actions by Planning, Fire, Code Enforcement, etc.</i>	
07/21/20	The Department of Community Development - Planning Division administratively approved a request for a Site Development Plan Review (20-0022-SDR1) for the relocation and rebuild of an existing Legal, Nonconforming Liquor Establishment (Tavern) on 0.54 acres on the west side of Maryland Parkway, approximately 170 feet north of Sahara Avenue.
04/21/21	The City Council approved a request for a Special Use Permit (21-0009-SUP1) for a proposed 40-foot tall, 672 square-foot Off-Premise Sign (Billboard) at the northwest corner of Sahara Avenue and Maryland Parkway. The Planning Commission recommended approval of the request.
	The City Council approved a request for a Site Development Plan Review (21-0009-SDR1) for a proposed 23,304 square-foot commercial development with waivers of the perimeter landscape buffer development standards and to not orient the buildings to the corner where such is required at the northwest corner of Sahara Avenue and Maryland Parkway. The Planning Commission recommended approval of the request.
07/15/21	The Department of Community Development - Planning Division administratively approved a Minor Amendment (21-0335-SDR1) to a previously approved Site Development Plan Review (21-0009-SDR1) for proposed amendments to the building elevations for restaurant #2 (Dunkin Donuts) and a proposed 80 square-foot addition to an approved 1,410 square-foot building on a portion at the northwest corner of Sahara Avenue and Maryland Parkway.
06/21/22	The Planning Commission approved a request for a Special Use Permit (21-0841-SUP1) for a proposed 5,200 square-foot Alcohol, Off-Premise Beer/Wine use at the northwest corner of Sahara Avenue and Maryland Parkway.
	The Planning Commission approved a request for a Special Use Permit (21-0841-SUP2) for a proposed 5,200 square-foot Gaming Establishment, Restricted use (1 to 5 machines) at the northwest corner of Sahara Avenue and Maryland Parkway.
	The Planning Commission approved a request for a Site Development Plan Review (21-0841-SDR1) for a for proposed 5,200 square-foot Convenience Store building with Fuel Pumps and Canopy on a portion of 4.45 acres at the northwest corner of Sahara Avenue and Maryland Parkway.

<i>Related Relevant City Actions by Planning, Fire, Code Enforcement, etc.</i>	
03/14/23	The Planning Commission approved a request for a proposed Major Amendment (23-0036-SDR1) to a previously approved site development plan review (21-0009-SDR1) for a proposed commercial development consisting of an existing 4,565 square-foot restricted gaming establishment, an approved 5,200 square-foot convenience store with fuel pumps, two proposed restaurants with drive throughs totaling 4,111 square feet and reconfiguration of the parking lot with waivers of the perimeter landscape buffer requirements on a 2.67-acre portion of 4.45-acre site at the northwest corner of Sahara Avenue and Maryland Parkway.
06/27/23	The Department of Community Development - Planning Division administratively approved a Minor Amendment (23-0270-SDR1) to a previously approved Site Development Plan Review (21-0009-SDR1) for the proposed removal of perimeter landscaping materials and to reconfigure the parking lot on 4.45 acres at the northwest corner of Sahara Avenue and Maryland Parkway.

<i>Most Recent Change of Ownership</i>	
08/16/16	A deed was recorded for a change in ownership.

<i>Related Building Permits/Business Licenses</i>	
Prior to 1992	A business license (#L16-00060) was issued for a tavern (Dotty's 9) at 2300 South Maryland Parkway. The license is still active.
	A business license (#C05-00461) was issued for a tobacco dealer (Dotty's 9) at 2300 South Maryland Parkway. The license is still active.
	A business license (#R09-00691) was issued for a restaurant (Dotty's 9) at 2300 South Maryland Parkway. The license is still active.
02/28/02	A business license (#G07-00064) was issued for a non-restricted gaming, limited establishment (Dotty's 9) at 2300 South Maryland Parkway. The license is still active.
08/26/15	A business license (#G63-06029) was issued for an automated teller machine (Dotty's 9) at 2300 South Maryland Parkway. The license is still active.
11/16/15	A business license (#G63-00639) was issued for a restaurant at 2440 South Maryland Parkway. The license is set to expire on 05/01/20.
06/25/19	A building permit (#C19-02827) was issued for a complete building demolition at 1140 East Sahara Avenue. The permit was finalized on 08/01/19.

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Related Building Permits/Business Licenses	
07/26/21	A building permit (#PRC21-00109) was processed for a proposed shell building (Dotty's). The scope of work included demolishing the existing Dotty's and replacing it with new construction at 2360 South Maryland Parkway. The permit has not been issued.
08/25/21	A building permit (#C21-03585) processed for onsite improvements and hardscapes (Almond Grove) at 2360 South Maryland Parkway. The permit has not been issued.
11/11/21	A building permit (#C21-03709) was issued for total building demolition to include slabs and footings (Dotty's) at 2300 South Maryland Parkway. The permit has not been finalized and has been cancelled.
11/16/21	A building permit (#C21-04830) was processed Grading, CLR and Grubb/Stockpile (Almond Grove) at 2360 South Maryland Parkway. The permit has not been issued.
08/31/22	A building permit (#L21-01477) was issued for a civil plan review for a commercial development (Almond Grove) at 2440 South Maryland Parkway. The permit has not been finalized.
02/06/23	A building permit (#C22-04367) for installation of a Billboard (Aura Billboard) at 1140 East Sahara Avenue. The permit has not been finalized.
02/07/23	A building permit (#C23-00411) was issued to provide power to two existing signs at 1140 East Sahara Avenue. The permit has not been finalized.
02/08/23	A building permit (#C23-00127) was issued to provide temporary power for construction to billboard at 2360 South Maryland Parkway. The permit has not been finalized.
04/03/23	A building permit (#C23-01063) was issued for installation domestic water & sanitary sewer for a commercial Development as shown on approved civil sheets C3.00, C3.01, C3.02, C3.03, C3.04 at 2300 South Maryland Parkway. The permit has not been finalized.

Pre-Application Meeting	
08/01/23	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.	

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Field Check	
08/31/23	Staff conducted a routine field check and noted the site is in the process of being cleared and graded for construction, except for the existing Dotty's Casino on the northeast perimeter of the site. Currently, the site is surrounded by temporary chain link fencing.

Details of Application Request	
Site Area	
Gross Acres	3.13 acre portion of 4.45 acre site

Surrounding Property	Existing Land Use Per Title 19.12	Planned or Special Land Use Designation	Existing Zoning District
Subject Property	Restaurants w/ Drive Through	TOD-1 (Transit Oriented Development - High)	C-1 (Limited Commercial)
	Convenience Store w/ Fuel Pumps		
	Gaming Establishment, Non-Restricted		
North	General Retail Store, Other than Listed	TOD-1 (Transit Oriented Development - High)	C-1 (Limited Commercial)
	Shopping Center		
	Auto Repair Garage, Minor		
South	Shopping Center – Clark County	CG (Commercial General) - Clark County	C-2 (General Commercial) - Clark County
East	Shopping Center	TOD-1 (Transit Oriented Development - High)	C-1 (Limited Commercial)
West	Shopping Center	TOD-1 (Transit Oriented Development - High)	C-1 (Limited Commercial)

Master and Neighborhood Plan Areas	Compliance
Las Vegas 2050 Master Plan Area: Downtown South	Y
Beverly Green/Southridge Plan	N/A
Special Area and Overlay Districts	Compliance
A-O (Airport Overlay) District - (175 Feet)	Y

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<i>Other Plans or Special Requirements</i>	<i>Compliance</i>
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

DEVELOPMENT STANDARDS

Pursuant to Title 19.08.070, the following standards apply:

<i>Standard</i>	<i>Required/Allowed</i>	<i>Provided</i>	<i>Compliance</i>
Min. Lot Width	100 Feet	417 Feet	Y
Min. Setbacks (Dotty's Existing)			
• Front (East)	10 Feet	10 Feet	Y
• Corner (North)	10 Feet	38 Feet	Y
• Corner (South)	10 Feet	331 Feet	Y
• Rear (West)	20 Feet	355 Feet	Y
Min. Setbacks (Approved Pad #1 - Restaurant)			
• Front (East)	10 Feet	357 Feet	Y
• Corner (North)	10 Feet	332 Feet	Y
• Corner (South)	10 Feet	39 Feet	Y
• Rear (West)	20 Feet	41 Feet	Y
Min. Setbacks (Approved Restaurant #2 – Dunkin Donuts)			
• Front (East)	10 Feet	39 Feet	Y
• Corner (North)	10 Feet	118 Feet	Y
• Corner (South)	10 Feet	266 Feet	Y
• Rear (West)	20 Feet	372 Feet	Y
Min. Setbacks (Approved C-Store)			
• Front (East)	10 Feet	189 Feet	Y
• Corner (North)	10 Feet	256 Feet	Y
• Corner (South)	10 Feet	40 Feet	Y
• Rear (West)	20 Feet	223 Feet	Y

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Standard	Required/Allowed	Provided	Compliance
Min. Setbacks (Proposed Car Wash)			
• Front (East)	10 Feet	276 Feet	Y
• Corner (North)	10 Feet	55 Feet	Y
• Corner (South)	10 Feet	313 Feet	Y
• Rear (West)	20 Feet	55 Feet	Y
Max. Lot Coverage	50 %	9 %	Y
Max. Building Height (Proposed Car Wash)	N/A	28 Feet, 0 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 approved Site Development Plan Review (23-0036-SDR1 and 21-0009-SDR1) and Title 19.08.070, the following standards apply:

Landscaping and Open Space Standards				
Standards	Required		Provided	Compliance
	Ratio	Trees		
Buffer Trees:				
• North	1 Tree / 20 Linear Feet	8 Trees	8 Trees	Y
• West	1 Tree / 20 Linear Feet	7 Trees	7 Trees	Y
TOTAL PERIMETER TREES		15 Trees	15 Trees	Y
Parking Area Trees	1 Tree / 6 Uncovered Spaces, plus 1 tree at the end of each row of spaces	12 Trees	6 Trees	N*
LANDSCAPE BUFFER WIDTHS				
Min. Zone Width				
• North	10 Feet		0 Feet	Y***
• West	10 Feet		10 Feet	Y**
Wall Height	6 to 8 Feet Adjacent to Residential		Not Indicated	Y

*An Exception was approved to allow six interior parking lot islands and end caps with 24-inch box trees where 12 are required.

**A Waiver was approved to allow a 10-foot landscape buffer adjacent to the right-of-way where 15 feet is required pursuant to approved Site Development Plan Review (21-0009-SDR1).

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***A Waiver was approved to allow a zero-foot landscape buffer on a portion of the north where 10 feet is the minimum required pursuant to approved Site Development Plan Review (23-0036-SDR1).

Street Name	Functional Classification of Street(s)	Governing Document	Actual Street Width (Feet)	Compliance with Street Section
Maryland Parkway	Primary Arterial	Master Plan of Streets and Highways Map	104	Y
Sahara Avenue	Primary Arterial	Master Plan of Streets and Highways Map	95	Y
Almond Tree Lane	Local Street	Title 13	60	Y

Pursuant to Site Development Plan Review (23-0270-SDR1, 23-0036-SDR1, 21-0335-SDR1 and (21-0009-SDR1) and Title 19.12, the following standards apply:

Parking Requirement							
Use	Gross Floor Area or Number of Units	Required		Provided		Compliance	
		Parking Ratio	Parking		Parking		
			Regular	Handi-capped	Regular	Handi-capped	
Restaurant #1 (Pad #1) (Habit Burger - Proposed)	2,611 SF	1:50 SF public seating (940 SF) and waiting 1:200 SF of remaining gross floor (1,671 SF) area	28				

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Use	Gross Floor Area or Number of Units	Required			Provided		Compliance
		Parking Ratio	Parking		Parking		
			Regular	Handi-capped	Regular	Handi-capped	
Restaurant #2 (Pad #2) (Dunkin Donuts - Proposed)	1,500 SF	1:50 SF public seating (500 SF) and waiting 1:200 SF of remaining gross floor (1,000 SF) area	15				
Liquor Establishment (Tavern) – (Dotty’s - Existing)	4,565 SF	1:50 SF public seating (3,775 SF) and waiting 1:200 SF of remaining gross floor (790 SF) area	80				
Convenience Store	5,200 SF	1:175	30				
Car Wash, Full Service or Auto Detailing (Proposed)	4,020 SF	1:150 SF of gross floor area, independent of vehicle stacking (868 SF minus Car Wash Tunnel)	6				

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Use	Gross Floor Area or Number of Units	Required			Provided		Compliance
		Parking Ratio	Parking		Parking		
			Regular	Handi-capped	Regular	Handi-capped	
TOTAL SPACES REQUIRED			159		176		Y
Regular and Handicap Spaces Required			153	6	167	9	Y
Loading Spaces	13,876 SF	(10,000 – 29,999 SF) = 2			2		Y

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

Exceptions		
Requirement	Request	Staff Recommendation
One tree per six uncovered spaces, plus one tree at the end of each row of spaces.	To allow six interior parking lot islands and end caps with 24-inch box trees where 12 are required.	Approval