



AGENDA MEMO - COMMUNITY DEVELOPMENT

PLANNING COMMISSION MEETING DATE: OCTOBER 10, 2023

DEPARTMENT: COMMUNITY DEVELOPMENT

ITEM DESCRIPTION: APPLICANT/OWNER: EDGE AIR, LLC

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

CASE NUMBER	RECOMMENDATION	REQUIRED FOR APPROVAL
23-0338-SUP1	Staff recommends APPROVAL, subject to conditions:	
23-0338-SDR1	Staff recommends APPROVAL, subject to conditions:	23-0338-SUP1

**** NOTIFICATION ****

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 24

NOTICES MAILED 352

PROTESTS 0

APPROVALS 3

**** CONDITIONS ****

23-0338-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 (23-0338-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.

23-0338-SDR1 CONDITIONS

Planning

1. Approval of and conformance to the Conditions of Approval for Special Use Permit (23-0338-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.
3. All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 07/19/23, except as amended by conditions herein.
4. A Waiver from Title 19.08.070 is hereby approved, to allow a five-foot interior lot landscape buffer where eight feet is required.
5. An Exception of Title 19.08.070 is hereby approved, to allow 15 parking lot trees where 17 are 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. The technical landscape plan shall include the following changes from the conceptual landscape plan: a total of 252 shrubs and a total of 20 trees in the north landscape buffer, 17 trees in the south landscape buffer, and 14 trees in the east landscape buffer. All trees and shrubs shall be in compliance with the recommendations of the Southern Nevada Regional Plant List.

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

Public Works

10. In accordance with Section 2.2 of the City's Vision Zero Action Plan, the sidewalk adjacent to this site shall meet Public Right-of-Way Accessibility Guidelines (PROWAG) in accordance with code requirements of Title 13.56.040 to the satisfaction of the City Engineer concurrent with development of this site. Grant any Pedestrian Access Easement needed to complete this requirement.
11. Unless otherwise allowed by the City Engineer, construct sidewalk on at least one side of all access drives connecting this site to the adjacent public streets concurrent with development of this site. The connecting sidewalk shall extend from the sidewalk on the public street to the first intersection of the on-site roadway network and shall be terminated on-site with a handicap ramp.
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. 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.
14. Obtain an Occupancy Permit from the Nevada Department of Transportation (NDOT) for all driveways or other private improvements in the Craig Road public right-of-way adjacent to this site prior to constructing any improvements within NDOT jurisdiction.

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15. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site, whichever may occur first. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3, in accordance with Section 2.2 of the City's Vision Zero Action Plan, to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights of way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. The Traffic Impact Analysis shall also include a pedestrian circulation/access plan, in accordance with Section 2.2 of the City's Vision Zero Action Plan, to identify nearby pedestrian attractors and recommend measures to accommodate pedestrians, such as but not limited to pedestrian access, crosswalk, pedestrian activated flashers and temporary sidewalks. Comply with the recommendations of the approved 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 of this site.
16. 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.
17. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits or submittal of any construction drawings, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site.

Fire & Rescue

18. Applicant shall install an approved fire sprinkler system in all buildings units in accordance with 2021 IFC Section 903 as amended.

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**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a Special Use Permit and Site Development Plan Review request for a proposed 8,928 square-foot commercial development consisting of a car wash and two drive-through restaurants located on the north side of Craig Road, approximately 220 feet west of Rainbow Boulevard.

ISSUES

- A Car Wash, Full Service or Auto Detailing use is permitted in the C-1 (Limited Commercial) zoning district with the approval of the Special Use Permit. Staff supports this request.
- A Waiver of Title 19.08.070 is requested, to allow a five-foot wide east perimeter landscape buffer where eight feet is required. Staff supports this request.
- An Exception of 19.08.40 is requested to allow 15 parking lot trees where 17 trees are required. Staff supports this request.

ANALYSIS

This project is located on the north side of Craig Road, approximately 220 feet west of Rainbow Boulevard. The 2050 Master Plan Rancho Area with a General Plan Designation of SC (Service Commercial). The subject site is 2.58 acres with a zoning designation of C-1 (Limited Commercial), and is subject to Title 19.08 development standards. The applicant is proposing to develop the subject site with an 8,928 square-foot commercial development consisting of a car wash and two drive-through restaurants. Pursuant to Title 19.12, approval of a Special Use Permit is required to allow a Car Wash, Full Service or Auto Detailing use in the C-1 (Limited Commercial) zone. Per Title 19, Restaurants are a permitted use in the C-1 (Limited Commercial) zone and a Drive-Through use is allowed with the approval of a Conditional Use Verification in the C-1 (Limited Commercial) zone.

The submitted plans depict three commercial buildings totaling 8,928 square feet. The proposed buildings include a 2,393 square-foot Car Wash, Full Service or Auto Detailing use, a 2,488 square-foot Restaurant with Drive-Through use, and a 2,800 square-foot Restaurant with Drive-Through use. The submitted site plan, date stamped 07/19/23, there are 83 parking spaces proposed where 65 parking spaces are required.

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The development will be accessible from Craig Road, a 100-foot Primary Arterial. The submitted building elevations, date stamped 07/19/23, depicts the three proposed building façades with a stucco façade. The building elevation plan shows that the proposed car wash will be 18 feet in height in neutral tones of white, blue, and grey with a brick contrasting material. The 2,488 square-foot restaurant is depicted with a maximum height of 21 feet in neutral tones of grey and brown with a brick contrasting material. The 2,800 square-foot restaurant is depicted with a maximum height of 21 feet in neutral tones of grey and brown with a brick contrasting material.

Per the submitted landscape plan, date stamped 07/19/23, the applicant is proposing to provide trees that are compliant with the Southern Nevada Regional Plant List. The proposed trees include acacia salicina, chilopsis linearis, parkinsonia 'desert museum', pistacia chinensis, and prosopis glandulosa 'maverick'. The proposed shrubs include caesalpinia pulcherrima, callistemon viminalis 'little John,' leucophyllum zygophyllum, punica granatum 'nana', and salvia clevelandii.

Pursuant to Title 19.08.070, perimeter landscape buffers located along the interior lot line are required to be eight feet wide, and 15 feet in width adjacent to right-of-way. The applicant has requested a Waiver to allow for a five-foot landscape buffer located along the east interior lot line. Staff supports this request, as the subject site is located within a commercial subdivision with the adjacent lot located to the east of the subject site, which has an existing west perimeter landscape buffer.

The applicant is also requesting an Exception to allow 15 parking lot trees where 17 are required. Staff supports the request, as the applicant has proposed several trees located within the site that are not required.

The applicant is requesting a Special Use Permit (23-0338-SUP1) to allow a 2,393 square-foot Car Wash, Full Service or Auto Detailing use with a tunnel bay, equipment room, restroom, and office, as shown on the submitted floor plan, date stamped 07/19/23.

Car Wash, Full Service or Auto Detailing Use Requirements:

1. Each wash bay shall have a stacking lane that will accommodate at least 6 cars.

This requirement is met as the proposed stacking lane accommodates more than six cars.

Staff finds the proposed car wash and restaurant development would be an improvement from the existing undeveloped area within the commercial subdivision and finds the proposed use and development design aligns with the City of Las Vegas 2050 Master Plan. The future vision of this area calls for increased services. Therefore, staff recommends approval of both requested entitlements, subject to conditions.

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FINDINGS (23-0338-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 can be conducted in a manner that is harmonious and compatible with the existing land uses, as there is an existing car wash located adjacent to the subject site.

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

The proposed location for the proposed Car Wash, Full Service or Auto Detailing use is physically suitable as the subject site meets all commercial development standards.

- 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.**

Craig Road is a 100-foot Primary Arterial that is adequate in size to meet the requirements of the proposed 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 regular inspections and business licensing compliance to ensure the public health, safety, and welfare or the overall objectives of the General Plan are not compromised.

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

The proposed use will provide a stacking lane that will accommodate at least six cars. Therefore, the proposed use meets all applicable conditions per Title 19.12.

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FINDINGS (23-0338-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 is compatible with adjacent development and development in the area as there are existing commercial uses and a car wash use in the surrounding area.

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 consistent with the goals of the General Plan and meets the minimum development standards set forth by Title 19.

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

The Department of Public Works projects that the proposed project is expected to add an additional 3,411 trips per day on Craig Road and Rainbow Boulevard. Currently, Craig Road is at about 53 percent of capacity and Rainbow Boulevard is at about 25 percent of capacity. With this project, Craig is expected to be at about 59 percent of capacity and Rainbow to be at about 35 percent of capacity.

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

The proposed building and landscape materials are appropriate for the area and the City, as landscaping materials comply with the Southern Nevada Regional Plant List. The applicant is requesting Waivers and Exceptions from Title 19 Landscape Standards, which staff supports.

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, design characteristics and other architectural features are not unsightly or obnoxious in appearance.

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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 construction to ensure the public health, safety and general welfare are secure if approved.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by Planning, Fire, Building, Code Enforcement, etc.</i>	
01/12/98	The City Council approved Rezoning (Z-0117-97) from U (Undeveloped) to C-1 (Limited Commercial) on 3.69 acres located on the northwest corner of Rainbow Boulevard and Craig Road. The Planning Commission and staff recommended approval.
01/12/98	The City Council approved a Special Use Permit request (U-0120-97) to allow a convenience store with gasoline sales and a car wash located on the northwest corner of Rainbow Boulevard and Craig Road. The Planning Commission and staff recommended approval.
07/09/98	The Planning Commission approved a Final Map (FM-0045-98) on property located on the northwest corner of Craig Road and Rainbow Boulevard.
01/25/99	The City Council approved a Special Use Permit request (U-0145-98) to allow for the sale of propane gas in conjunction with an approved convenience store and car wash located at 4401 North Rainbow Boulevard. The Planning Commission and staff recommended approval.
02/16/00	The City Council approved a Special Use Permit request (U-0144-99) to allow a 5,503 square-foot Supper Club use located on the north side of Craig Road, approximately 220 feet west of Rainbow Boulevard. The Planning Commission and staff recommended approval.

<i>Most Recent Change of Ownership</i>	
12/30/22	A deed was recorded for a change in ownership.

<i>Related Building Permits/Business Licenses</i>
There are no related building permits/business licenses.

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Pre-Application Meeting

06/29/23	Staff conducted a pre-application meeting with the applicant where the submittal requirements and deadlines were reviewed for a proposed commercial development.
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Neighborhood Meeting

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

Field Check

08/03/23	Staff conducted a routine field check and found a vacant lot with some litter and debris. No other issues were noted.
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Details of Application Request
Site Area

Gross Acres	2.58
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Surrounding Property	Existing Land Use Per Title 19.12	Planned or Special Land Use Designation	Existing Zoning District
Subject Property	Undeveloped	SC (Service Commercial)	C-1 (Limited Commercial)
North	Mini-Storage Facility		
East	General Retail Store, Other Than Listed		
	Car Wash, Full Service or Auto Detailing		
West	Mini-Storage Facility	M (Medium Density Residential)	R-CL (Single Family Compact-Lot)
South	Residential, Single Family Detached		

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<i>Master and Neighborhood Plan Areas</i>	<i>Compliance</i>
Las Vegas 2050 Master Plan Area: Rancho	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 Feet	369 Feet	Y
Min. Setbacks			
• Front	10 Feet	83 Feet	Y
• Side (East)	10 Feet	45 Feet	Y
• Side (West)	10 Feet	75 Feet	Y
• Rear	20 Feet	42 Feet	Y
Max. Lot Coverage	50%	9%	Y
Trash Enclosure	Screened, Gated, w/ a Roof or Trellis	Screened, Gated, w/ a Roof or Trellis	Y
Mech. Equipment	Screened	Screened	Y

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Pursuant to 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	20 Trees	19 Trees	Y*
• South	1 Tree / 20 Linear Feet	17 Trees	16 Trees	Y*
• East	1 Tree / 20 Linear Feet	14 Trees	12 Trees	Y*
• West	1 Tree / 20 Linear Feet	12 Trees	12 Trees	Y
TOTAL PERIMETER TREES		63 Trees	59 Trees	N*
Parking Area Trees	1 Tree / 6 Uncovered Spaces, plus 1 tree at the end of each row of spaces	17 Trees	15 Trees	N**
LANDSCAPE BUFFER WIDTHS				
Min. Zone Width				
• North	8 Feet		8 Feet	Y
• South	15 Feet		15 Feet	Y
• East	8 Feet		5 Feet	N***
• West	8 Feet		10 Feet	Y

**Conditions of Approval have been added requiring additional trees and shrubs in the north, south and east landscape buffer areas.*

***An Exception has been added to allow 17 parking lot trees where 15 are required.*

****A Waiver has been added to allow a reduced landscape buffer width along the east perimeter.*

Street Name	Functional Classification of Street(s)	Governing Document	Actual Street Width (Feet)	Compliance with Street Section
Craig Road	Primary Arterial	Master Plan of Streets and Highways Map	100	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	
Restaurant 1 with Drive-Through (proposed)	1,433 SF (seating and waiting area) 1,045 (Remaining GFA)	1/50 SF public seating and waiting area, plus 1/200 remaining GFA	32				
Car Wash, Full Service or Auto Detailing (proposed)	325 SF	1/150 SF of GFA, independent of vehicle stacking space	2				
Restaurant 2 with Drive-Through (proposed)	1,100 SF (seating and waiting area) 1,700 SF (Remaining GFA)	1/50 SF public seating and waiting area, plus 1/200 remaining GFA	31				
TOTAL SPACES REQUIRED			65		83		Y
Regular and Handicap Spaces Required			62	3	80	3	Y
Loading Spaces	5,603 SF	Less than 10,000 SF	1		1		Y

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<i>Waivers</i>		
<i>Requirement</i>	<i>Request</i>	<i>Staff Recommendation</i>
8-foot wide north interior landscape buffer	5 Feet	Approval

<i>Exceptions</i>		
<i>Requirement</i>	<i>Request</i>	<i>Staff Recommendation</i>
17 parking lot trees	15 trees	Approval