



AGENDA MEMO - COMMUNITY DEVELOPMENT

PLANNING COMMISSION MEETING DATE: APRIL 9, 2024
DEPARTMENT: COMMUNITY DEVELOPMENT
ITEM DESCRIPTION: APPLICANT: KFC - OWNER: PRE RANCHO CRAIG, LLC

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

<i>CASE NUMBER</i>	<i>RECOMMENDATION</i>	<i>REQUIRED FOR APPROVAL</i>
23-0643-SDR1	Staff recommends APPROVAL, subject to conditions:	

**** NOTIFICATION ****

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 23

NOTICES MAILED 881

PROTESTS 0

APPROVALS 0

**** CONDITIONS ****

23-0643-SDR1 CONDITIONS

Planning

1. 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.
2. All development shall be in conformance with the site plan and landscape plan, date stamped 03/13/24, and building elevations, date stamped 02/20/24, except as amended by conditions herein.
3. Mechanical equipment shall be screened in compliance with Title 19 development standards.
4. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Building and Safety Division.
5. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
6. Pursuant to LVMC Title 19.08.040.G for commercial and industrial properties, a perimeter wall shall be constructed adjacent to any residential zoning district or property used solely for residential purposes. The wall or fence is intended to screen the commercial or industrial activity from the residential property, and shall be of a solid decorative material that is a minimum of six feet in height measured from the side of the commercial or industrial property. In no case shall the wall or fence exceed the overall height limitation applicable to the adjacent zoning district or property unless approved through a Variance or other applicable means. The overall height of a wall or fence shall be measured from the side with the greatest vertical exposure above finished grade.
7. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. A permanent underground sprinkler system is required, which shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications. Installed landscaping shall not impede visibility of any traffic control device.

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

Public Works

9. 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.
10. Coordinate sewer connection at a size, depth, and location acceptable to the Sanitary Sewer Engineering Section of the Department of Public Works.
11. 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.
12. In accordance with the recorded Commercial Subdivision, this site shall maintain perpetual common access to all driveways connecting this site to the abutting streets unless incompatible uses can be demonstrated to the satisfaction of the City Engineer and a note to this effect shall appear on the Final Map for this site. No barriers (e.g. curbs, wall, etc.) shall be erected within the boundaries of the overall commercial subdivision map site which would prohibit any vehicle on this site from utilizing any driveway connecting this commercial development site to the abutting public streets.
13. 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 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. Coordinate all findings with the Nevada Department of Transportation (NDOT).

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14. 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.
15. 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

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.

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**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a Site Development Plan Review for a proposed Restaurant with Drive-Through development located on the east side of Rancho Drive, approximately 620 feet south of Craig Road.

ISSUES

- The site is part of a commercial subdivision where Craig Road is the front and Rancho Drive is the corner side.
- While the subject site is located within an existing commercial subdivision, parking is being treated as self-parked in which the parking required for the subject site is not accounting for any other future development or other existing development within the commercial subdivision.
- The Las Vegas Valley Water District (LVVWD) has commented, "Civil plans will need to be submitted to LVVWD."

ANALYSIS

The subject site is zoned C-2 (General Commercial) and subject to Title 19 development standards. It is located within a shopping center of a commercial subdivision. The C-2 District is designed to provide the broadest scope of compatible services for both the general and traveling public. This category allows retail, service, automotive, wholesale, office and other general business uses of an intense character, as well as mixed-use developments. The site is surrounded by a shopping center across Rancho Drive to the west, residential to the east, and undeveloped land to the south and north. The applicant proposes to develop the subject site with a 2,650 square-foot Restaurant with Drive-Through development. The intended tenant will be KFC (Kentucky Fried Chicken).

The Restaurant use is listed as a permitted use within the C-2 (General Commercial) zoning district. The Drive-Through use is listed as a Conditional Use within the C-2 (General Commercial) zoning district. Pursuant to Title 19, a Drive-Through is defined as, "The use of a dedicated drive lane that, incidental to a principal use, provides access to a station, such as a window, door or mechanical device, from which occupants of a motor vehicle receive or obtain a product or service." The applicant adheres to all of the listed minimum Conditional Use requirements.

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Drive-Through Conditional Use Requirements:

1. A single station drive-through shall have a stacking lane that will accommodate a minimum of six vehicles, including the vehicle at the station. A multiple station drive-through shall have stacking lanes that will accommodate a minimum of three vehicles per station, including the vehicle at the station.

The proposed use meets this requirement, as the proposed single-station drive-through provides a stacking lane that accommodates six vehicles, including the vehicle at the station.

2. The drive-through shall be screened in accordance with LVMC 19.08.040(F).

The submitted landscaping plan indicates that the proposed development complies with all Title 19.08.040(F) landscape buffer screening requirements.

3. In the O (Office) and C-D (Designed Commercial) Districts, a drive-through shall be separated from any residentially zoned property by an intervening building and shall not have access to local residential streets.

This condition is not applicable, as the subject site is zoned C-2 (General Commercial).

The submitted plans depict a single-story, 2,650 square-foot building with a 400 square-foot outdoor patio area. Site access is provided by Rancho Drive. The proposed Drive-Through is adequately screened from the right-of-way with a 15-foot landscape buffer. Title 19.12 parking requirements are met as of total of 33 spaces are proposed where 13 are required. Two handicap accessible spaces are provided. While the subject site is located within an existing commercial subdivision, parking is being treated as self-parked in which the parking required for the subject site is not accounting for any other future development or other existing development within the commercial subdivision. The proposed perimeter and parking area planting materials adhere to the recommendations of the Southern Nevada Regional Plant List.

The submitted building elevation plans depict a single-story building with a maximum height of 20.6 feet. The proposed building materials are stucco and fiber cement in KFC branding colors. Residential adjacency requirements apply to this development as the site adjacent to the east is zoned R-CL (Single Family Compact-Lot District) and developed with existing single-family dwellings. Pursuant to Title 19, residential adjacency applies to all property to be developed for nonresidential or multifamily residential use that is located adjacent to property which is zoned R-E, R-D, R-1, R-SL or R-CL, unless such adjacent property is developed with a nonresidential use. The proposed development adheres to these requirements as a residential adjacency setback of 64 feet is provided where 61.8 feet is required.

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As the proposed development adheres to all applicable Title 19 development standards, staff recommends approval of the Site Development Plan Review, subject to conditions.

FINDINGS (23-0643-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. This is evidenced by the proposed elevation plan and the site meeting landscaping requirements, as well as other Title 19 requirements.

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

The proposed development adheres to all applicable city codes.

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

Site access is proposed from Rancho Drive, a 120-foot Primary Arterial, as designated by the Master Plan of Streets and Highways. The street is adequate in size to handle the volume of vehicular traffic that will be generated by the commercial development.

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

The proposed building materials and landscape materials are appropriate for the area and for the City. The applicant has proposed a color and material scheme that remains consistent with the colors and materials of the overall surrounding development.

- 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 building elevations, design characteristics and other architectural and aesthetic features are attractive and compatible with development in the area.

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

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

BACKGROUND INFORMATION

<i>Related Relevant City Actions by Planning, Fire, Building, Code Enforcement, etc.</i>	
11/18/15	The City Council approved a request for a General Plan Amendment (GPA-60900) from SC (Service Commercial) to GC (General Commercial) on 51.21 acres on the southwest corner of Rancho Drive and Craig Road.
11/18/15	The City Council approved a request for a Rezoning (ZON-60901) from C-2 (General Commercial) and R-E (Residence Estates) to C-2 (General Commercial) on 51.21 acres on the southeast corner of Rancho Drive and Craig Road.
11/18/15	The City Council approved a request for a Tentative Map (TMP-60902) for a one-lot commercial subdivision on 51.21 acres on the southeast corner of Rancho Drive and Craig Road.
06/09/16	A Final Map (63304-FMP) was recorded for Craig and Jones (A Commercial Subdivision).
10/19/22	The City Council approved Site Development Plan Review (22-0174-SDR1) and Variance (22-0174-VAR1) for a proposed 41,103 square-foot health club and to allow a 95-foot residential adjacency setback where 97 feet is required. The Planning Commission recommend approval. Planning Staff recommended denial.
02/13/24	The Planning Commission approved Site Development Plan Review (23-0503-SDR1) for a proposed 2,325 square-foot restaurant with drive-through development at the subject site.

<i>Most Recent Change of Ownership</i>	
08/28/19	A deed was recorded for a change in ownership.

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

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Pre-Application Meeting	
12/05/23	Staff conducted a pre-application meeting with the applicant where the submittal requirements and deadlines were reviewed for a proposed Restaurant with Drive-Through.

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

Field Check	
02/29/24	Staff conducted a routine field check and found an undeveloped lot. No issues were noted.

Details of Application Request	
Site Area	
Net Acres	10.09

Surrounding Property	Existing Land Use Per Title 19.12	Planned or Special Land Use Designation	Existing Zoning District
Subject Property	Undeveloped	GC (General Commercial)	C-2 (General Commercial)
North			
South			
West	Shopping Center	TOC-2 (Transit Oriented Corridor - Low)	C-1 (Limited Commercial)
East	Residential, Single Family, Detached	ML (Medium Low Density)	R-CL (Single Family Compact-Lot District)

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Master and Neighborhood Plan Areas	Compliance
Las Vegas 2050 Master Plan Area: Rancho	Y
Special Area and Overlay Districts	Compliance
A-O (Airport Overlay) District (140 Feet)	Y
Other Plans or Special Requirements	Compliance
Trails (Shared Use 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

DEVELOPMENT STANDARDS

Pursuant to Title 19.08, the following standards apply:

Standard	Required/Allowed	Provided	Compliance
Min. Setbacks			
• Corner Side (Rancho)	10 Feet	27 Feet	Y
• Side	10 Feet	64 Feet	Y
Max. Lot Coverage	50%	4.2 %	Y
Max. Building Height	N/A	21 Feet	N/A
Trash Enclosure	Screened, Gated, w/ a Roof or Trellis	Screened, Gated, w/ a Roof or Trellis	Y
Mech. Equipment	Screened	Not Indicated	By Condition

Residential Adjacency Standards	Required/Allowed	Provided	Compliance
3:1 proximity slope	61.8 Feet	64 Feet	Y
Adjacent development matching setback	10 Feet	64 Feet	Y
Trash Enclosure	50 Feet	70 Feet	Y

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Pursuant to Title 19.08, the following standards apply:

Landscaping and Open Space Standards				
Standards	Required		Provided	Compliance
	Ratio	Trees		
Buffer Trees:				
• North	N/A	N/A	10 Trees	N/A
• South	N/A	N/A	8 Trees	N/A
• East	1 Tree / 20 Linear Feet	13 Trees	16 Trees	Y
• West	1 Tree / 30 Linear Feet	9 Trees	11 Trees	Y
TOTAL PERIMETER TREES		22 Trees	45 Trees	Y
Parking Area Trees	1 Tree / 6 Uncovered Spaces, plus 1 tree at the end of each row of spaces	12 Trees	12 Trees	Y
LANDSCAPE BUFFER WIDTHS				
Min. Zone Width				
• North	N/A		66 Feet	N/A
• South	N/A		15 Feet	N/A
• East	8 Feet		20 Feet	Y
• West	15 Feet		15 Feet	Y
Wall Height	6 to 8 Feet Adjacent to Residential		Not Indicated	By Condition

Street Name	Functional Classification of Street(s)	Governing Document	Actual Street Width (Feet)	Compliance with Street Section
Rancho Drive	Freeway/Expressway	Master Plan of Streets and Highways	133	Y
Craig Road	Primary Arterial	Master Plan of Streets and Highways	120	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	2,650 SF	1:250 SF*	13				
	400 SF (Outdoor Patio)						
TOTAL SPACES REQUIRED			13		33		Y
Regular and Handicap Spaces Required			12	1	31	2	Y
Loading Spaces	<10,000 SF	1	1		1		Y

*The subject site is located within a shopping center of a commercial subdivision.