



AGENDA MEMO - COMMUNITY DEVELOPMENT

CITY COUNCIL MEETING DATE: DECEMBER 4, 2024

DEPARTMENT: COMMUNITY DEVELOPMENT

**ITEM DESCRIPTION: APPLICANT: UMER MALIK – OWNER: KHUSROW ROOHANI
FAMILY TRUST AND ZMU REVOCABLE LIVING TRUST**

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

| CASE NUMBER | RECOMMENDATION | REQUIRED FOR APPROVAL |
|---------------------|---|--|
| 24-0463-EOT1 | Staff recommends APPROVAL, subject to conditions: | |
| 24-0463-EOT2 | Staff recommends APPROVAL, subject to conditions: | 24-0463-EOT1 |
| 24-0463-EOT3 | Staff recommends APPROVAL, subject to conditions: | 24-0463-EOT1 24-0463-EOT2 |
| 24-0463-EOT4 | Staff recommends APPROVAL, subject to conditions: | 24-0463-EOT1 24-0463-EOT2 24-0463-EOT3 |

**** NOTIFICATION ****

NEIGHBORHOOD ASSOCIATIONS NOTIFIED N/A

NOTICES MAILED N/A

PROTESTS 0

APPROVALS 0

**** CONDITIONS ****

24-0463-EOT1 CONDITIONS

Planning

1. This approval shall expire on December 21, 2026 unless another Extension of Time is approved by the City of Las Vegas.
2. Conformance to the Conditions of Approval for Special Use Permit (22-0417-SUP1) and all other related actions as required by the Department of Community Development and the Department of Public Works.
3. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

24-0463-EOT2 CONDITIONS

Planning

1. This approval shall expire on December 21, 2026 unless another Extension of Time is approved by the City of Las Vegas.
2. Conformance to the Conditions of Approval for Special Use Permit (22-0417-SUP2) and all other related actions as required by the Department of Community Development and the Department of Public Works.
3. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

24-0463-EOT3 CONDITIONS

Planning

1. This approval shall expire on December 21, 2026 unless another Extension of Time is approved by the City of Las Vegas.

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2. Conformance to the Conditions of Approval for Special Use Permit (22-0417-SUP3) and all other related actions as required by the Department of Community Development and the Department of Public Works.
3. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

24-0463-EOT4 CONDITIONS

Planning

1. This approval shall expire on December 21, 2026 unless another Extension of Time is approved by the City of Las Vegas.
2. Conformance to the Conditions of Approval for Site Development Plan Review (22-0417-SDR1) and all other related actions as required by the Department of Community Development and the Department of Public Works.
3. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

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**** STAFF REPORT ****

PROJECT DESCRIPTION

These are requests for Extensions of Time related to an approved two building, one-story commercial development on a vacant 3.79-acre site at the southeast corner of Centennial Parkway and Shaumber Road.

ISSUES

- These are the first Extensions of Time for approved Special Use Permits for a 4,000 square-foot Alcohol, Off-Premise Beer/Wine use (22-0417-SUP1), a 4,000 square-foot Gaming Establishment, Restricted (1 to 5 Machines) use (22-0417-SUP2), a Car Wash, Full Service or Auto Detailing use (22-0417-SUP3), and a Site Development Plan Review (22-0417-SDR1) for a commercial development. Staff supports these requests.

ANALYSIS

The subject site is an undeveloped parcel zoned C-1 (Limited Commercial) with a SC (Service Commercial) land use designation. The applicant cites in their submitted justification letter that the approved development is in the final design phase, with their architectural plans approximately 90 percent complete. Additional time is needed to obtain the necessary permits for development, prompting these Extension of Time requests. While civil improvement plans have been submitted, no building permit has been issued. Per the latest plan submittal, the Department of Community Development has identified a proposed retaining wall that exceeds the maximum retaining wall height for slopes of greater than two percent. A Variance will be required in the future if the applicant does not conform to the eight-foot tall retaining wall requirement.

Since the original approval in 2022, surrounding zoning and land use designations to the east have changed from L (Low Density Residential) to ML (Medium Low Density Residential) and U (Undeveloped) Zone [L (Low Density Residential) [General Plan Designation to: R-CL (Single Family Compact-Lot). These changes will not negatively impact the relationship between the approved commercial development and surrounding land uses and are separated by Clark County 215 right-of-way. Additionally, staff found the proposed development would be compatible with surrounding and adjacent land uses.

FINDINGS (24-0463 EOT1, EOT2, EOT3, and EOT4)

The project as proposed remains compatible with the adjacent residential development as determined by the City Council. Therefore, staff recommends approval of the requested Extensions of Time of the previously approved Special Use Permits (22-0417-SUP1, SUP2, and SUP3) and Site Development Plan Review (22-0417-SDR1), for an additional two years, subject to conditions. If these Extensions of Time requests are denied the original entitlement will expire effective December 21, 2024.

BACKGROUND INFORMATION

| <i>Related Relevant City Actions by Planning, Fire, Building, Code Enforcement, etc.</i> | |
|---|---|
| 05/16/07 | The City Council approved a request for a Petition to Annex (ANX-10156) properties generally located west of CC-215 and east of the Puli Road alignment, containing approximately 245.90 acres. The Planning Commission recommended approval of the request. |
| 11/15/22 | The Planning Commission recommended approval of a General Plan Amendment (22-0417-GPA1) from PCD (Planned Community Development) to SC (Service Commercial) at the southeast corner of Centennial Parkway and Shaumber Road. Staff recommended approval. |
| | The Planning Commission recommended approval of a Rezoning (22-0417-ZON1) from U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] to C-1 (Limited Commercial) at the southeast corner of Centennial Parkway and Shaumber Road. Staff recommended approval. |
| | The Planning Commission recommended approval of a Special Use Permit (22-0417-SUP1) for a proposed 4,000 square-foot Alcohol, Off-Premise Beer and Wine Use at the southeast corner of Centennial Parkway and Shaumber Road. Staff recommended approval. |
| | The Planning Commission recommended approval of a Special Use Permit (22-0417-SUP2) for a proposed 4,000 square-foot Gaming Establishment, Restricted (1 To 5 Machines) Use at the southeast corner of Centennial Parkway and Shaumber Road. Staff recommended approval. |
| | The Planning Commission recommended approval of a Special Use Permit (22-0417-SUP3) for a proposed Car Wash, Full Service or Auto Detailing Use at the southeast corner of Centennial Parkway and Shaumber Road. Staff recommended approval. |

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| <i>Related Relevant City Actions by Planning, Fire, Building, Code Enforcement, etc.</i> | |
|---|--|
| 11/15/22 | The Planning Commission recommended approval of a Site Development Plan Review (22-0417-SDR1) for a proposed commercial development consisting of a 4,000 square-foot convenience store with 1,400 square-foot full service car wash and 10,000 square-foot office/retail shell building with Waivers of perimeter landscape buffer requirements and to not orient the buildings to the corner where such is required at the southeast corner of Centennial Parkway and Shaumber Road. Staff recommended approval. |
| 12/21/22 | The City Council approved a General Plan Amendment (22-0417-GPA1) from PCD (Planned Community Development) to SC (Service Commercial) at the southeast corner of Centennial Parkway and Shaumber Road. The Planning Commission and staff recommended approval. |
| | The City Council approved a Rezoning (22-0417-ZON1) from U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] to C-1 (Limited Commercial) at the southeast corner of Centennial Parkway and Shaumber Road. The Planning Commission and staff recommended approval. |
| | The City Council approved a Special Use Permit (22-0417-SUP1) for a proposed 4,000 square-foot Alcohol, Off-Premise Beer and Wine Use at the southeast corner of Centennial Parkway and Shaumber Road. The Planning Commission and staff recommended approval. |
| | The City Council approved a Special Use Permit (22-0417-SUP2) for a proposed 4,000 square-foot Gaming Establishment, Restricted (1 To 5 Machines) Use at the southeast corner of Centennial Parkway and Shaumber Road. The Planning Commission and staff recommended approval. |
| | The City Council approved a Special Use Permit (22-0417-SUP3) for a proposed Car Wash, Full Service or Auto Detailing Use at the southeast corner of Centennial Parkway and Shaumber Road. The Planning Commission and staff recommended approval. |
| | The City Council approved a Site Development Plan Review (22-0417-SDR1) for a proposed commercial development consisting of a 4,000 square-foot convenience store with 1,400 square-foot full service car wash and 10,000 square-foot office/retail shell building with Waivers of perimeter landscape buffer requirements and to not orient the buildings to the corner where such is required at the southeast corner of Centennial Parkway and Shaumber Road. The Planning Commission and staff recommended approval. |

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| Most Recent Change of Ownership | |
|--|--|
| 07/24/23 | A deed was recorded for a change in ownership. |

| Related Building Permits/Business Licenses | |
|---|--|
| 10/10/24 | Civil improvement plans (L24-02278) were submitted for a commercial project with two buildings at the southeast corner of Centennial Parkway and Shaumber Road. The Department of Community Development commented that the submitted plans depict an 11-foot tall retaining wall, where the maximum wall height for slopes greater than two percent is eight feet tall. Submitted plans will either have to conform to this requirement or request a Variance of maximum wall height standards. No permits have been issued. |

| Pre-Application Meeting |
|---|
| A pre-application meeting was not required, nor was one held. |

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

| Field Check | |
|--------------------|---|
| 10/29/24 | Staff conducted a routine field check of the subject property and observed an undeveloped parcel. Nothing of concern was noted. |

| Details of Application Request | |
|---------------------------------------|------|
| Site Area | |
| Net Acres | 3.79 |

| 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 | Residential, Single Family, Detached | PCD (Planned Community Development) | PD (Planned Development) |
| South | CC 215 | ROW (Right-of-Way) | ROW (Right-of-Way) |
| East | CC 215 | ROW (Right-of-Way) | ROW (Right-of-Way) |

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| <i>Surrounding Property</i> | <i>Existing Land Use Per Title 19.12</i> | <i>Planned or Special Land Use Designation</i> | <i>Existing Zoning District</i> |
|------------------------------------|---|---|---|
| West | Undeveloped | PF (Public Facilities) | U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] |

| <i>Master and Neighborhood Plan Areas</i> | <i>Compliance</i> |
|--|--------------------------|
| Las Vegas 2050 Master Plan Area: La Madre Foothills | Y |
| <i>Other Plans or Special Requirements</i> | <i>Compliance</i> |
| Trails (Multi-Use Non Equestrian – Beltway) | 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 |