



AGENDA MEMO - PLANNING

CITY COUNCIL MEETING DATE: JULY 21, 2021

DEPARTMENT: PLANNING

ITEM DESCRIPTION: APPLICANT: RAPINDER CHIMA - OWNER: RED RUPEE, LLC

** STAFF RECOMMENDATION(S) **

CASE NUMBER	RECOMMENDATION	REQUIRED FOR APPROVAL
21-0313-EOT1	Staff recommends APPROVAL, subject to conditions:	

** NOTIFICATION **

NOTICES MAILED N/A

PROTESTS 0

APPROVALS 0

** CONDITIONS **

21-0313-EOT1 CONDITIONS

Planning

1. This approval shall expire on 04/19/23, unless another Extension of Time is approved by the City Council.
2. Conformance to the approved conditions for Site Development Plan Review (SDR-75860) as required by the Department of Planning and the Department of Public Works.

**** STAFF REPORT ****

PROJECT DESCRIPTION

The applicant is requesting an Extension of Time of an approved Major Amendment Site Development Plan Review (SDR-75860) to an approved Site Development Plan Review (SDR-73576) for the proposed expansion of the subject site and parking lot reconfiguration for a 9,043 square-foot commercial development at 6840 North Hualapai way.

ISSUES

- This is the first Extension of Time request for the approved Site Development Plan Review.
- Building Civil Improvement Plan (#L19-02452) was processed for a Commercial Development at 215 and Hualapai. There has been no activity since April 13, 2020.

ANALYSIS

The subject Site Development Plan Review (SDR-75860) was approved by the City Council on 05/15/19. This area has remained virtually the same in terms of zoning and development as at the time of approval of the Site Development Plan Review. Per the submitted justification letter, the project is moving forward and had some delays due to the pandemic. Building Permit (#L19-02452) was submitted for review on 11/05/19 but has yet to be issued.

FINDINGS (21-0313-EOT1)

The applicant has demonstrated good cause for a two-year Extension of Time of the approved Site Development Plan Review for a proposed commercial development. Staff recommends approval.

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BACKGROUND INFORMATION

<i>Related Relevant City Actions by Planning, Fire, Bldg., etc</i>	
02/07/07	The City Council approved the Annexation (ANX-12215) of 207.83 acres generally located north of Centennial Parkway between Shaumber Road and Fort Apache Road, including Centennial High School on the west side of Hualapai Way. The Planning Commission and staff recommended approval. The annexation became effective 02/15/07.
09/24/09	Department of Planning staff denied a request for a Minor Site Development Plan Review (SDR-35394) for the installation of an 80-foot tall Wireless Communication Facility, Stealth Design (Monopine) on property located at the northeast corner of Darling Road and Hualapai Way.
06/20/18	A neighborhood meeting was held to discuss a proposed commercial development at the southeast corner of Clark County 215 and Hualapai Way. An application was not submitted for this design of the project.
11/21/18	The City Council approved a request for a General Plan Amendment (GPA-73572) from R (Rural Density Residential) to SC (Service Commercial) at the southeast corner of Clark County 215 and Hualapai Way. The Planning Commission and Planning Department Staff recommended approval.
	The City Council approved a request for Rezoning (ZON-73573) from U (Undeveloped) [R (Rural Density Residential) General Plan Designation] to C-1 (Limited Commercial) at the southeast corner of Clark County 215 and Hualapai Way. The Planning Commission and Planning Department Staff recommended approval.
	The City Council approved a request for Special Use Permit (SUP-73574) for a proposed 3,043 square-foot Beer/Wine/Cooler Off-Sale Establishment use with a waiver to allow a 385-foot distance separation from a school where 400 feet is required at the southeast corner of Clark County 215 and Hualapai Way. The Planning Commission and Planning Department Staff recommended approval.
	The City Council approved a request for Site Development Plan Review (SDR-73576) to allow a proposed 9,043 square-foot commercial development with a waiver to allow buildings to not orient to the corner and street frontages where such is required at the southeast corner of Clark County 215 and Hualapai Way. The Planning Commission and Planning Department Staff recommended approval.
05/15/19	The City Council approved Vacation (VAC-75859) Petition to Vacate a U.S. Government Patent Easement located on the north and east perimeter of the site and a 30-foot portion of the north half of Darling Road located east of Hualapai Way.

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<i>Related Relevant City Actions by Planning, Fire, Bldg., etc</i>	
05/15/19	The City Council approved Site Development Plan Review (SDR-75860) request for a Major Amendment to an approved Site Development Plan Review (SDR-73576) for the proposed expansion of the subject site and parking lot reconfiguration for a 9,043 square-foot commercial development with a waiver to allow an eight-foot landscape buffer on the south perimeter where 15 feet is required on 2.02 acres at 6840 North Hualapai Way.

<i>Most Recent Change of Ownership</i>	
04/18/19	A deed was recorded for a change in ownership.

<i>Related Building Permits/Business Licenses</i>	
11/05/19	Building Permit (#L19-02452) was processed for a Commercial Development at 215 and Hualapai. The permit has not been issued.

<i>Pre-Application Meeting</i>	
12/11/18	A pre-application meeting was held with the applicant to discuss proposed amendments to an approved commercial development.

<i>Neighborhood Meeting</i>	
06/20/18	A neighborhood meeting was held to discuss a proposed commercial development at the southeast corner of Clark County 215 and Hualapai Way. An application was not submitted for this design of the project.

<i>Field Check</i>	
06/03/21	Staff conducted a routine field check and found an undeveloped site. No issues were noted.

<i>Details of Application Request</i>	
<i>Site Area</i>	
Net Acres	2.02

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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>
Subject Property	Undeveloped	SC (Service Commercial)	C-1 (Limited Commercial)
North	CC 215 ROW	ROW (Right-of-Way)	ROW (Right-of-Way)
South	Undeveloped	RL (Residential Low) – Clark County)	R-E (Rural Estates Residential) – Clark County
East	Undeveloped	R (Rural Density Residential)	U (Undeveloped)
West	Undeveloped	PR-OS (Parks/Recreation/ Open Space)	C-V (Civic)

<i>Master and Neighborhood Plan Areas</i>	<i>Compliance</i>
No Applicable Master Plan Area	N/A
<i>Special Area and Overlay Districts</i>	<i>Compliance</i>
No Applicable Special Area or Overlay Districts	N/A
<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	Y

DEVELOPMENT STANDARDS

Pursuant to Site Development Plan Review (SDR-73576), the following standards apply:

<i>Standard</i>	<i>Required/Allowed</i>	<i>Provided</i>	<i>Compliance</i>
Min. Lot Size	87,991 SF	87,991 SF	N/A
Min. Lot Width	305 Feet	335 Feet	Y
Min. Setbacks			
• Front	48 Feet	48 Feet	Y
• Side	37 Feet	37 Feet	Y
• Corner	59 Feet	89 Feet	Y
• Rear	68 Feet	68 Feet	Y

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Pursuant to Site Development Plan Review (SDR-73576), the following standards apply:

Standard	Required/Allowed	Provided	Compliance
Max. Lot Coverage	15 %	15 %	Y
Max. Building Height	31 Feet	31 Feet	N/A
Trash Enclosure	Screened, Gated, w/ a Roof or Trellis	Screened, Gated, w/ a Roof or Trellis	Y
Mech. Equipment	Screened	Parapet screened	Y

Pursuant to Site Development Plan Review (SDR-73576), the following standards apply:

Landscaping and Open Space Standards				
Standards	Required		Provided	Compliance
	Ratio	Trees		
Buffer Trees:				
• North	1 Tree / 30 Linear Feet	14 Trees	13 Trees	Y
• South	1 Tree / 20 Linear Feet	12 Trees	13 Trees	Y
• East	1 Tree / 20 Linear Feet	15 Trees	17 Trees	Y
• West	1 Tree / 20 Linear Feet	13 Trees	13 Trees	Y
TOTAL PERIMETER TREES		54 Trees	56 Trees	Y
LANDSCAPE BUFFER WIDTHS				
Min. Zone Width				
• North	15 Feet		15 Feet	Y
• South	15 Feet		8 Feet	N*
• East	8 Feet		8 Feet	Y
• West	15 Feet		15 Feet	Y
Wall Height	6 to 8 Feet Adjacent to Residential		6' wall along east PL	Y

*The applicant has requested a Waiver to allow an eight-foot landscape buffer on the south perimeter where 15 feet is required.

Street Name	Functional Classification of Street(s)	Governing Document	Actual Street Width (Feet)	Compliance with Street Section
Hualapai Way	Freeway/ Expressway	Title 13	80-86	N

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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	
General Retail Store, Other Than Listed	6,043 SF	1 space per 175 SF	35				
Restaurant	1,200 SF seating and waiting	1 space per 50 SF seating and waiting plus 1 space per 200 SF remaining	33				
	1,800 SF remaining BOH						
TOTAL SPACES REQUIRED			68		79		Y
Regular and Handicap Spaces Required			65	3	75	4	Y
Loading Spaces	9,043 SF	Less than 10,000 SF	1		1		Y

Waivers		
Requirement	Request	Staff Recommendation
A 15-foot landscaping buffer is required along all rights-of-way.	To allow an eight-foot landscape buffer along the south perimeter where 15 feet is required.	Denial