

**AGENDA MEMO - PLANNING**

CITY COUNCIL MEETING DATE: AUGUST 17, 2022

DEPARTMENT: PLANNING

ITEM DESCRIPTION: APPLICANT: RR COMPANY OF AMERICA - OWNER:
VICTOR VALENZUELA**** STAFF RECOMMENDATION(S) ****

CASE NUMBER	RECOMMENDATION	REQUIRED FOR APPROVAL
22-0271-GPA1	Staff recommends APPROVAL.	
22-0271-SUP1	Staff recommends APPROVAL, subject to conditions:	22-0271-GPA1 22-0271-SDR1
22-0271-SDR1	Staff recommends APPROVAL, subject to conditions:	22-0271-GPA1 22-0271-SUP1

**** NOTIFICATION ******NEIGHBORHOOD ASSOCIATIONS NOTIFIED** 9**NOTICES MAILED** 631 (by City Clerk)**PROTESTS** 0**APPROVALS** 0

**** CONDITIONS ****

22-0271-SUP1 CONDITIONS

Planning

1. Approval of a General Plan Amendment (22-0271-GPA1) and approval of and conformance to the Conditions of Site Development Plan Review (22-0271-SDR1) 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 necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.
4. 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.
5. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

22-0271-SDR1 CONDITIONS

Planning

1. Approval of a General Plan Amendment (22-0271-GPA1) and approval of and conformance to the Conditions of Approval for Special Use Permit (22-0271-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.

Conditions Page Two
August 17, 2022 - City Council Meeting

3. All development shall be in conformance with the site plan and landscape plan, date stamped 06/16/22 and building elevations, date stamped 05/19/22, except as amended by conditions herein.
4. A Waiver from Title 19.08 is hereby approved, to allow an 11-foot landscape buffer width along a portion of the west property line where 15 feet is required.
5. 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 Department of Building and Safety.
6. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
7. The applicant shall coordinate with the City Surveyor and other city staff to determine the most appropriate mapping action necessary to consolidate the existing lots. The mapping action shall be completed and recorded prior to the issuance of any building permits.
8. 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.
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. 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.

Conditions Page Three
August 17, 2022 - City Council Meeting

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

Public Works

12. The sidewalks 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, if any, needed to complete this requirement. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.
13. Prior to the submittal of construction drawings, coordinate the design of the modified driveway with the Nevada Department of Transportation (NDOT). The modified driveway on Rancho Drive shall meet the approval of both NDOT and the City Traffic Engineer. Install one streetlight on Rancho Drive concurrent with the development of this site.
14. Obtain an Occupancy Permit from the Nevada Department of Transportation (NDOT) for all driveways or other private improvements in the Rancho Drive public right-of-way adjacent to this site prior to constructing any improvements within NDOT jurisdiction.
15. Coordinate sewer connection at a size, depth, and location acceptable to the Sanitary Sewer Section of the Department of Public Works.
16. 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 702-229-2338 or emailed at ece@lasvegasnevada.gov
17. Contact the City Engineer's Office at 702-229-6272 to coordinate the development of this project with the "Rancho Complete Street NEPA (Mesquite to Rainbow)" project and any other public improvement projects adjacent to this site. Comply with the recommendations of the City Engineer
18. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing finished floor elevations and drainage paths for this site prior to submittal of construction plans, the issuance of any building or grading permits or the submittal of a map for this site, whichever may occur first. Provide and improve all drainage ways as recommended.

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a Special Use Permit and Site Development Plan Review request for a proposed Blood Plasma Donor Center development on 1.41 acres at 1610 Rancho Drive and 3046 Vegas Drive.

ISSUES

- In order to allow a future mapping action to combine the subject lots, a General Plan Amendment is requested from GC (General Commercial) to NMX-U (Neighborhood Mixed-Use Center) for (APN: 139-20-411-016).
- The Blood Plasma Donor Center use is permitted in the C-2 (General Commercial) zoning district with the approval of a Special Use Permit. Staff supports the request.
- Driveway access via Rancho Drive will be subject to NDOT (Nevada Department of Transportation) approval.
- A Waiver is requested to allow an 11-foot wide landscape buffer along a portion of the west property line where 15 feet is required. Staff supports the request.

ANALYSIS

The subject 1.41-acre site consists of two lots zoned C-2 (General Commercial). Development is subject to Title 19 development standards. Per the submitted justification letter, the applicant proposes to develop the subject site with a 12,000 square-foot Blood Plasma Donor Center facility. There is an existing commercial building onsite that would be demolished. The surrounding area predominantly consists of other commercial uses. On November 18, 2020, the City Council approved a 235-lot single-family attached residential subdivision on adjacent property to the north.

Staff Report Page Two
August 17, 2022 - City Council Meeting

General Plan Amendment

The subject lots currently have two different land use designations. One has a land use designation of GC (General Commercial) and the other has a designation of NMX-U (Neighborhood Mixed-Use Center). In order to allow a future mapping action to combine the subject lots, a General Plan Amendment is requested from GC (General Commercial) to NMX-U (Neighborhood Mixed-Use Center) for the lot with APN: 139-20-411-016. Per the 2050 City of Las Vegas Master Plan, the NMX-U (Neighborhood Mixed-Use Center) designation allows for moderate intensity neighborhood-oriented mixed use and town centers. It conforms with the existing zoning district of C-2 (General Commercial). As such, staff recommends approval.

Special Use Permit

Title 19 defines a Blood Plasma Donor Center use as, “A building used for the collection of human blood plasma from plasma donors. This use does not include a facility for the provision of medical care or treatment.” It is permitted in the C-2 (General Commercial) zoning district with the approval of a Special Use Permit. Staff supports the request. There are no minimum Special Use Permit requirements listed for this use.

Site Development Plan Review

The submitted plans depict a two-story, 12,000 square-foot blood plasma donor facility development. The site can be accessed via Rancho Drive and Vegas Drive. A future mapping action will be required to combine the lots. The elevation plans depict a maximum building height of 22 feet. The proposed façade materials include stucco and stone wood paneling in neutral and blue tones. Title 19 parking requirements are met as a total of 60 parking are provided where 60 are required. While not required, two loading spaces are provided adjacent to the proposed building. Adequate landscaping is proposed for the perimeter and interior areas of the subject development. The proposed planting materials adhere to the recommendations of the Southern Nevada Regional Plant List.

The Department of Public Works – Traffic Engineering Division has commented, “This project will add approximately 443 trips per day on Vegas Drive and Rancho Drive. Currently, Vegas Drive is at about 47 percent of capacity and Rancho Drive is at about 81 percent of capacity. With this project, Vegas Drive is expected to be at about 48 percent of capacity and Rancho Drive to be at about 82 percent of capacity. Based on Peak Hour use, this development will add about 42 vehicles in the peak hour, or about three every four minutes.”

Staff Report Page Three
August 17, 2022 - City Council Meeting

The subject site is located within the West Las Vegas Plan Area. This Plan was adopted by City Council on July 1, 2009. West Las Vegas is comprised of the neighborhoods immediately surrounding the Historic Westside district of Downtown Las Vegas, a culturally significant and diverse area including the Berkley Square Neighborhood, Bonanza Village, Vegas Heights, and Eastland Village neighborhoods. A key objective of this plan is to improve the amount and quality of infill development on vacant and underutilized lands. The proposed Blood Plasma Donor Center development adheres to this objective, as it is a quality designed development and will provide a needed service to the area.

Staff finds the proposed development to be in substantial conformance with Title 19 and that it will be harmonious and compatible with the existing development in the surrounding area. Therefore, staff recommends approval of all entitlements with the Special Use Permit and Site Development Plan Review, subject to conditions.

(22-0271-GPA1)

Section 19.16.030(I) of the Las Vegas Zoning Code requires that the following conditions be met in order to justify a General Plan Amendment:

1. **The density and intensity of the proposed General Plan Amendment is compatible with the existing adjacent land use designations,**

The NMX-U (Neighborhood Mixed-Use Center) land use designation is compatible with the existing adjacent land use designations.

2. **The zoning designations allowed by the proposed amendment will be compatible with the existing adjacent land uses or zoning districts,**

The zoning designation allowed by the proposed amendment are compatible with the existing land uses and zoning districts in the surrounding area.

3. **There are adequate transportation, recreation, utility, and other facilities to accommodate the uses and densities permitted by the proposed General Plan Amendment; and**

There are adequate facilities to accommodate the uses and densities that would be permitted with the approval of the General Plan Amendment.

4. **The proposed amendment conforms to other applicable adopted plans and policies.**

The proposed amendments conforms to all other applicable city codes.

FINDINGS (22-0271-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 land use can be conducted in a manner that is harmonious and compatible with the existing commercial and residential uses in the surrounding area.

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

The subject site is physically suitable for the proposed Blood Plasma Donor Center 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.**

The site is accessed from Rancho Drive, a 150-foot Freeway/Expressway and Vegas Drive, a 100-foot Primary Arterial. Both are adequate in size to meet the needs of the proposed 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 use will be subject to licensure inspections, thereby protecting the public health, safety and welfare.

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

There are no minimum conditions listed in Title 19.12 for the Blood Plasma Donor Center use.

FINDINGS (22-0271-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 Blood Plasma Donor Center use can be conducted in a manner that is harmonious and compatible with the existing land uses 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;

If the associated General Plan Amendment request is approved, the proposed development will be in substantial compliance with all city codes. A Waiver is requested to allow an 11-foot landscape buffer width along a portion of the west property line. Staff finds the request to be minor in nature and recommends approval.

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

The site is accessed from Rancho Drive, a 150-foot Freeway/Expressway and Vegas Drive, a 100-foot Primary Arterial. Both are adequate in size to meet the needs of the proposed development. Circulation of existing adjacent roadways will not be negatively impacted. The proposed driveway access via Rancho Drive will be subject to NDOT (Nevada Department of Transportation) approval.

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

The proposed stucco building façade is compatible with other commercial developments in the surrounding area. The landscape materials are drought tolerant species that are commonly found throughout the City of Las Vegas.

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 submitted building elevations are not unsightly or obnoxious in appearance and will be harmonious and compatible with the existing development in the surrounding area.

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 building permit inspections in order to protect the public health, safety and general welfare.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by Planning, Fire, Bldg., etc.</i>	
06/01/88	The City Council approved the request for a Variance (V-0021-88) to allow a Carburetor Repair business, where such use is not permitted, on property located at 3046 Vegas Drive. The Board of Zoning Adjustment and staff recommended denial.
09/22/88	The Board of Zoning Adjustment approved a request for a Special Use Permit (U-0133-88) to allow a Special Care Facility for the Housing and Care of Recovering Alcoholics, on property located at 3046 Vegas Drive. Staff recommended denial.
02/16/11	The City Council approved General Plan Amendment (GPA-40439) from SC (Service Commercial) to GC (General Commercial) on 0.34 acres at 3042 and 3046 Vegas Drive.
	The City Council approved Special Use Permit (SUP-40440) for a Bailbond Service use at 3042 and 3046 Vegas Drive.
	The City Council approved Site Development Plan Review (SDR-40441) for the conversion of two residential properties to a proposed 2,676 square-foot commercial development at 3042 and 3046 Vegas Drive.
06/02/21	The City Council approved General Plan Amendment (21-0029-GPA1) to adopt the City Of Las Vegas 2050 Master Plan and amend the City Of Las Vegas General Plan from various categories to TOD-1 (Transit Oriented Development-1), TOD-2 (Transit Oriented Development-2), TOC-1 (Transit Oriented Corridor-1), TOC-2 (Transit Oriented Corridor-2), or NMXU (Neighborhood Center Mixed Use) within the City Of Las Vegas.
07/12/22	<p>The Planning Commission (6-0 vote) recommends APPROVAL on the following Land Use Entitlement project requests on 1.41 acres at 1610 Rancho Drive and 3046 Vegas Drive (APNs 139-20-411-004 and 016), C-2 (General Commercial) Zone, Ward 5 (Cear)</p> <ul style="list-style-type: none"> • 22-0271-GPA1 - GENERAL PLAN AMENDMENT - FROM: GC (GENERAL COMMERCIAL) TO: NMX-U (NEIGHBORHOOD MIXED USE CENTER) [APN 139-20-411-016] • 22-0271-SUP1 - SPECIAL USE PERMIT - FOR A PROPOSED BLOOD PLASMA DONOR CENTER USE • 22-0271-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED BLOOD PLASMA DONOR CENTER DEVELOPMENT WITH WAIVERS OF PERIMETER LANDSCAPE BUFFER REQUIREMENTS

Staff Report Page Eight
August 17, 2022 - City Council Meeting

Most Recent Change of Ownership	
11/16/10	A deed was recorded for a change in ownership. (APN: 139-20-411-004)
09/14/12	A deed was recorded for a change in ownership. (APN: 139-20-411-016)

11/16/10	A deed was recorded for a change in ownership. (APN: 139-20-411-004)
09/14/12	A deed was recorded for a change in ownership. (APN: 139-20-411-016)

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

There are no related building permits/licenses of note.

Pre-Application Meeting	
05/04/22	Staff conducted a pre-application meeting with the applicant where the submittal requirements and deadlines were reviewed for a proposed Blood Plasma Donor Center development.

05/04/22	Staff conducted a pre-application meeting with the applicant where the submittal requirements and deadlines were reviewed for a proposed Blood Plasma Donor Center development.
----------	---

Neighborhood Meeting	
06/22/22	Meeting Start Time: 5:30 pm Meeting End Time: 6:00 pm
	Attendance: 1 Applicant Representative 1 Council Ward Staff Member 1 Planning Department Staff Member 1 Member of the Public
	As there was only one public member in attendance, the meeting was more conversational than the traditional presentation format. The applicant representative discussed the proposed development and explained how the Blood Center Donor facility would operate. No major issues of concern were noted by the public member in attendance. The meeting ended with the applicant representative explaining the process going forward. The public member in attendance was in support of the project.

06/22/22	Meeting Start Time: 5:30 pm Meeting End Time: 6:00 pm
	Attendance: 1 Applicant Representative 1 Council Ward Staff Member 1 Planning Department Staff Member 1 Member of the Public
	As there was only one public member in attendance, the meeting was more conversational than the traditional presentation format. The applicant representative discussed the proposed development and explained how the Blood Center Donor facility would operate. No major issues of concern were noted by the public member in attendance. The meeting ended with the applicant representative explaining the process going forward. The public member in attendance was in support of the project.

Field Check	
06/07/22	Staff conducted a routine field check and found an existing commercial building and gated storage area. No issues were noted.

06/07/22	Staff conducted a routine field check and found an existing commercial building and gated storage area. No issues were noted.
----------	---

Staff Report Page Nine
August 17, 2022 - City Council Meeting

Details of Application Request	
Site Area	
Net Acres	1.41

Surrounding Property	Existing Land Use Per Title 19.12	Planned or Special Land Use Designation	Existing Zoning District
Subject Property	General Retail, Other than Listed	GC (General Commercial)	C-2 (General Commercial)
		NMX-U (Neighborhood Mixed Use Center)	
North	Undeveloped	NMX-U (Neighborhood Mixed Use Center)	R-TH (Single Family-Attached)
South	Auto Repair, Minor	NMX-U (Neighborhood Mixed Use Center)	C-2 (General Commercial)
		SC (Service Commercial)	C-1 (Limited Commercial)
	Single Family, Detached	L (Low Density Residential)	R-1 (Single Family Residential)
East	Multi-Family Residential	M (Medium Density Residential)	R-3 (Medium Density Residential)
	Office, Other than Listed		
West	Office, Other than Listed	NMX-U (Neighborhood Mixed Use Center)	C-2 (General Commercial)
	Tavern Limited		

Master and Neighborhood Plan Areas	Compliance
2050 Master Plan Area: West Las Vegas	Y
Special Area and Overlay Districts	Compliance
West Las Vegas Plan	Y
A-O (Airport Overlay) District (70 Feet)	Y

Staff Report Page Ten
August 17, 2022 - City Council Meeting

<i>Other Plans or Special Requirements</i>	<i>Compliance</i>
Trails (Pedestrian Path – Sidewalk)	Y
Las Vegas Redevelopment Plan	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:

<i>Standard</i>	<i>Required/Allowed</i>	<i>Provided</i>	<i>Compliance</i>
Min. Lot Size	N/A	61,419 SF	Y
Min. Lot Width	100 Feet	116 Feet	Y
Min. Setbacks			
• Front	10 Feet	66 Feet	Y
• Side	10 Feet	15 Feet	Y
• Rear	20 Feet	20 Feet	Y
Max. Lot Coverage	50%	20%	Y
Max. Building Height	N/A	22 Feet	Y
Trash Enclosure	Screened, Gated, w/ a Roof or Trellis	Screened, Gated, w/ a Roof or Trellis	Y
Mech. Equipment	Screened	Screened	Y

<i>Existing Zoning</i>	<i>Permitted Density</i>	<i>Units Allowed</i>
C-2 (General Commercial)	N/A	N/A
<i>Existing General Plan</i>	<i>Permitted Density</i>	<i>Units Allowed</i>
GC (General Commercial)	N/A	N/A
<i>Proposed General Plan</i>	<i>Permitted Density</i>	<i>Units Allowed</i>
NMX-U (Neighborhood Mixed Use Center)	25 du/ac	35

Staff Report Page Eleven
August 17, 2022 - City Council Meeting

Pursuant to Title 19.08, the following standards apply:

<i>Landscaping and Open Space Standards</i>				
<i>Standards</i>	<i>Required</i>		<i>Provided</i>	<i>Compliance</i>
	<i>Ratio</i>	<i>Trees</i>		
Buffer Trees:				
• North	1 Tree / 20 Linear Feet	23 Trees	23 Trees	Y
• South	1 Tree / 20 Linear Feet	5 Trees	5 Trees	Y
• East	1 Tree / 20 Linear Feet	11 Trees	11 Trees	Y
• West	1 Tree / 20 Linear Feet	1 Trees	1 Trees	Y
TOTAL PERIMETER TREES		40 Trees	40 Trees	Y
Parking Area Trees	1 Tree / 6 Uncovered Spaces, plus 1 tree at the end of each row of spaces	17 Trees	17 Trees	Y
LANDSCAPE BUFFER WIDTHS				
Min. Zone Width				
• North	8 Feet		8 Feet	Y
• South	15 Feet		15 Feet	Y
• East	8 Feet		8 Feet	Y
• West	15 Feet		11 Feet	N*
Wall Height	6 to 8 Feet Adjacent to Residential		Not Indicated	Y**

*A Waiver is requested to allow a reduced landscape buffer width along a portion of the west property line.

**This requirement will be met via condition of approval.

<i>Street Name</i>	<i>Functional Classification of Street(s)</i>	<i>Governing Document</i>	<i>Actual Street Width (Feet)</i>	<i>Compliance with Street Section</i>
Rancho Drive	Freeway/Expressway	Master Plan of Streets and Highways Map	150	Y
Vegas Drive	Primary Arterial	Master Plan of Streets and Highways Map	100	Y

Staff Report Page Twelve
August 17, 2022 - City Council Meeting

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	ADA	Regular	ADA	
Blood Plasma Donor Center	12,000 SF	1:200 SF	60				
TOTAL SPACES REQUIRED			60		60		Y
Regular and Handicap Spaces Required			57	3	57	3	Y
Loading Spaces	0		2			Y	

<i>Waivers</i>		
<i>Requirement</i>	<i>Request</i>	<i>Staff Recommendation</i>
Provide a 15-foot landscape buffer width along the west property line.	To allow an 11-foot landscape buffer width along a portion of the west property line.	Approval