

*City of Las Vegas***AGENDA MEMO - PLANNING**

CITY COUNCIL MEETING DATE: OCTOBER 19, 2022

DEPARTMENT: PLANNING

ITEM DESCRIPTION: APPLICANT/OWNER: BELL REAL ESTATE, LLC

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

CASE NUMBER	RECOMMENDATION	REQUIRED FOR APPROVAL
22-0430-EOT1	Staff recommends APPROVAL, subject to conditions:	
22-0430-EOT2	Staff recommends APPROVAL, subject to conditions:	22-0430-EOT1
22-0430-EOT3	Staff recommends APPROVAL, subject to conditions:	22-0430-EOT1 22-0430-EOT2

**** NOTIFICATION ******NEIGHBORHOOD ASSOCIATIONS NOTIFIED**

N/A

NOTICES MAILED

N/A

**** CONDITIONS ****

22-0430-EOT1 CONDITIONS

Planning

1. This approval shall expire on 10/21/2024 unless another Extension of Time is approved by the City of Las Vegas.
2. Conformance to the Conditions of Approval for Special Use Permit (20-0036-SUP1) and all other related actions as required by the Department of Planning 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.

22-0430-EOT2 CONDITIONS

Planning

1. This approval shall expire on 10/21/2024 unless another Extension of Time is approved by the City of Las Vegas.
2. Conformance to the Conditions of Approval for Special Use Permit (20-0036-SUP2) and all other related actions as required by the Department of Planning 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.

22-0430-EOT3 CONDITIONS

Planning

1. This approval shall expire on 10/21/2024 unless another Extension of Time is approved by the City of Las Vegas.

Conditions Page Two
October 19, 2022 - City Council Meeting

2. Conformance to the Conditions of Approval for Special Use Permit (20-0036-SDR1) and all other related actions as required by the Department of Planning 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.

**** STAFF REPORT ****

PROJECT DESCRIPTION

The applicant is requesting an Extension of Time for a previously approved Special Use Permit (20-0036-SUP1), Special Use Permit (20-0036-SUP2) and Site Development Plan Review (20-0036-SDR1) for a proposed 4,022 square-foot Convenience Store with Off-Premise Beer/Wine alcohol sales and a 1,591 square-foot Car Wash at 1601 Industrial Road.

ISSUES

- This is the first request for an Extension of Time.
- If the Extension of Time is not granted, both Special Use Permits and the Site Development Plan Review will expire on October 21, 2022.

ANALYSIS

On October 21, 2020 the City Council approved Special Use Permit (20-0036-SUP1), Special Use Permit (20-0036-SUP2) and Site Development Plan Review (20-0036-SDR1) with a Condition of Approval Number that states, *"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."*

Title 19.16.110 of the Unified Development Code deems a Special Use Permit exercised upon the issuance of a business license, and a Site Development Plan Review is exercised upon issuance of a building permit for the principal structure on the site. Neither a building permit nor a business license was issued prior to the expiration date, and both Special Use Permits and the Site Development Plan Review will expire on October 21, 2022 unless extended by approval of this request.

The purpose of an Extension of Time is to provide a mechanism for extending the approval period of an approved application with time limitations imposed by the City Council or Planning Commission. The application for an extension shall be made to the Planning Commission or City Council, whichever body took final action to approve the Special Use Permit. In this instance, the City Council took final action, and set a time limitation of two years.

Staff Report Page Two
October 19, 2022 - City Council Meeting

FINDINGS (22-0430-EOT1 through EOT3)

Special Use Permit (20-0036-SUP1), Special Use Permit (20-0036-SUP2) and Site Development Plan Review (20-0036-SDR1) have not been exercised in accordance with the requirements of Title 19.16. Staff finds there are no significant development changes in the area and the approved land uses and convenience store development remains compatible with the surrounding area and is recommending approval of the Extension of Time requests with a two-year time limit.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by Planning, Fire, Bldg., etc.</i>	
10/21/20	<p>The City Council approved a request for the following Land Use Entitlement project requests on 0.81 acres at 1601 Industrial Road.</p> <p>20-0036-SUP1 – For a proposed Car Wash, Full Service or Auto Detailing Use.</p> <p>20-0036-SUP2 – For a proposed 4,022 square-foot Beer/Wine/Cooler Off-Sale Establishment use.</p> <p>20-0036-SDR1 – For a proposed 4,022 square-foot Convenience Store and 1,591 square-foot Car Wash with Waivers of Appendix F Interim Downtown Las Vegas Development Standards.</p>

<i>Most Recent Change of Ownership</i>	
08/2000	A deed was recorded for a change in ownership.

<i>Related Building Permits/Business Licenses</i>	
06/08/22	A Master Building Permit (PRC22-00077) application was submitted for a Convenience Store, Car Wash and Fueling Stations at 1601 Industrial Road. The permit is under review as of 08/18/22.
06/21/22	A Building Permit (C22-02491) application was submitted for a trash enclosures and onsite hardscapes at 1601 Industrial Road. The permit is under review as of 08/18/22.
	A Building Permit (C22-02492) application was submitted for the primary structure and car wash at 1601 Industrial Road. The permit is under review as of 08/18/22.

Staff Report Page Two
October 19, 2022 - City Council Meeting

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

08/17/22	Staff performed a routine field check to observe the subject site and the surrounding area. Staff did not note anything of concern during the visit.
----------	--

Details of Application Request**Site Area**

Net Acres	0.81
-----------	------

Surrounding Property	Existing Land Use Per Title 19.12	Planned or Special Land Use Designation	Existing Zoning District
Subject Property	Undeveloped	LI/R (Light Industry/Research)	M (Industrial)
North	General Retail	LI/R (Light Industry/Research)	M (Industrial)
	Vacant Building		
South	Auto Repair Garage, Major	LI/R (Light Industry/Research)	M (Industrial)
East	Vacant Building	LI/R (Light Industry/Research)	M (Industrial)
West	Truck Rental	LI/R (Light Industry/Research)	M (Industrial)

Master and Neighborhood Plan Areas	Compliance
Master Plan Area 2050: Downtown Las Vegas	Y
Vision 2045 Downtown Master Plan – Design District	Y
Special Area and Overlay Districts	Compliance
A-O (Airport Overlay) District - 200 Feet	Y
DTLV-O (Downtown Las Vegas Overlay) District – Area 1	Y
LW-O (Live/Work Overlay) District	Y

Staff Report Page Three
October 19, 2022 - City Council Meeting

<i>Other Plans or Special Requirements</i>	<i>Compliance</i>
Trails	N/A
Las Vegas Redevelopment Plan -Area 1	N/A
Interlocal Agreement	N/A
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	N/A