

**AGENDA MEMO - PLANNING****CITY COUNCIL MEETING DATE: OCTOBER 19, 2022****DEPARTMENT: PLANNING****ITEM DESCRIPTION: APPLICANT/OWNER: PHENOMENAL TOWING, LLC****** STAFF RECOMMENDATION(S) ****

CASE NUMBER	RECOMMENDATION	REQUIRED FOR APPROVAL
22-0272-ZON1	Staff recommends APPROVAL.	
22-0272-SDR1	Staff recommends APPROVAL, subject to conditions:	22-0272-ZON1

**** NOTIFICATION ******NEIGHBORHOOD ASSOCIATIONS NOTIFIED** 17**NOTICES MAILED** 303 (by City Clerk)**PROTESTS** 3**APPROVALS** 0

**** CONDITIONS ****

22-0272-SDR1 CONDITIONS

Planning

1. Approval of Rezoning (22-0272-ZON1) 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 development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 05/19/22, except as amended by conditions herein.
4. A Waiver from Title 19.16.110 is hereby approved, to allow no perimeter landscape buffer on the east interior lot line where eight feet is required.
5. An Exception from 19.08.110 is hereby approved, to allow no parking lot landscape islands where five are required.
6. 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.
7. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
8. 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.
9. 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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10. 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.
11. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

12. The sidewalk adjacent to this site shall meet Public Right-of-Way Accessibility Guidelines (PROWAG) in accordance with code requirements of Title 13.36.040 to the satisfaction of the City Engineer concurrent with development of this site. Grant any Pedestrian Access Easement needed to complete this requirement.
13. Landscape and maintain all unimproved right-of-way adjacent to this site. 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.
14. Submit a License Agreement for landscaping and private improvements in the adjacent public rights-of-way, if any, prior to the issuance of permits for these improvements. The applicant must carry an insurance policy for the term of the License Agreement and add the City of Las Vegas as an additionally insured entity on this insurance policy. If requested by the City, the applicant shall remove property within the public right-of-way at the applicant's expense pursuant to the terms of the City's License Agreement. The installation and maintenance of all private improvements in the public right-of-way shall be the responsibility of the applicant and any successors in interest to the property and assigns pursuant to the terms of the License Agreement. Coordinate all requirements for the License Agreement with the Land Development Section of the Department of Building and Safety (702-229-4836).

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a Rezoning request from C-1 (Limited Commercial) to C-2 (General Commercial) and a Site Development Plan Review request for a proposed 48,787 square-foot towing service (with No Storage) development on 1.12 acres at the northeast corner of Bonanza Road and Dike Lane.

ISSUES

- The applicant has requested to amend the submitted Rezoning application to request a zone change from C-1 (Limited Commercial) to C-2 (General Commercial).
- The applicant has requested to amend the submitted Site Development Plan Review application (22-0272-SDR1) to request a proposed 48,787 square-foot towing service (with No Storage) development.
- A Rezoning is requested from C-1 (Limited Commercial) to C-2 (General Commercial). Staff supports this request.
- A Waiver is requested to allow no landscape buffer along the east property line where five feet is required. Staff supports this request.
- An Exception is requested to allow no parking lot landscaping islands where five are required. Staff supports this request.

ANALYSIS

The subject 1.12-acre site is currently zoned as C-1 (Limited Commercial) with a TOD-2 (Transit Oriented Development – Low) Land Use Designation. The subject site is a combination of three parcels that is located on the northeast corner of Bonanza Road and Dike Lane. The subject site is surrounded by a storage yard zoned C-M (Commercial/Industrial) to the east, a residential development zoned R-PD16 (Residential Planned Development – 16 Units per Acre) and a commercial property zoned C-1 (Limited Commercial) to the north, a treatment facility zoned C-V (Civic) to the east, multifamily apartments zoned R-PD46 (Residential Planned Development – 46 Units per Acre) and a shopping center zoned C-2 (General Commercial) to the south. The applicant proposes to rezone the subject sites to C-2 (General Commercial) and develop the sites with a towing service with no storage that will accommodate 24 parking spaces for trucks.

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Rezoning

The subject site is currently zoned C-1 (Limited Commercial) and the applicant is proposing to rezone the subject site from C-1 (Limited Commercial) to C-2 (General Commercial) to allow a Towing Service (with No Storage) use. The Towing Service (with No Storage) use is permitted by right in the C-2 (General Commercial) zoning district.

The proposed C-2 (General Commercial) zoning district functions 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. This district should be located away from low and medium density residential development and may be used as a buffer between retail and industrial uses. The C-2 (General Commercial) district is also appropriate along commercial corridors. The C-2 district is consistent with the GC (General Commercial) category of the General Plan.

While there is a low to medium density residential parcel located to the north of the subject site, the character of this area of the city is primarily commercial in nature as the parcel to the south of the subject site is zoned C-2 (General Commercial). There are multiple parcels in the surrounding area that also hold the C-2 (General Commercial) zoning designation which further contributes to the commercial character of this segment of the Bonanza corridor.

Staff finds that the proposed rezoning request would allow a land use that is compatible with neighboring land uses; therefore, staff recommends approval of the requested Rezoning.

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Site Development Plan Review

The subject site is currently undeveloped and zoned C-1 (Limited Commercial) where it is subject to Title 19 development standards. If the rezoning were to be approved, the Towing Service (with No Storage) use would comprise of an approximately 48,787 square-foot parking lot with no structure on the subject site. Per the submitted Site Plan, date stamped 05/19/22, the proposed towing service development would provide 12 parking spaces for employees which includes one ADA van accessible parking space and 24 parking spaces for tow trucks. The proposed development per Title 19.18.030 (3)(b) satisfies parking requirements as parking spaces used exclusively for buses, trucks, other delivery vehicles, law enforcement vehicles, or other vehicular impound are not required to be counted in calculating the number of required handicapped parking spaces as the provided handicapped stall provides passenger loading zones that comply with Section 503 of the ADA Standards for Accessible Design.

A Towing Service (with No Storage) use is defined in Title 19.12 as: “An establishment that provides the service of transporting damaged, wrecked or impounded motor vehicles to an off-site storage area or other facility”.

As part of this development, the applicant will construct a decorative screen wall that will run along the property line adjacent to Bonanza Road and along the property line adjacent to Dike Lane. These walls, while providing contrasting material, will also provide adequate screening of the Tow Yard as the proposed screen walls will be eight feet tall. These new additions comply with the C-2 (General Commercial) standards for perimeter walls. The applicant has also stated that the existing walls on the north and east are to remain which also provide adequate screening from the proposed development.

Landscape plans, date stamped, 05/19/22 depict landscape buffers adjacent to Bonanza Road, Dike Lane, and the north property line that meet Title 19 landscape buffer and planting requirements. However, the applicant has requested a Waiver to provide no landscape buffer along the entirety of the east property line. The submitted justification letter states that the Waiver request is a result of an encroachment by the east adjacent parcel. Staff supports this request.

The applicant has also requested an Exception to allow no parking lot landscaping where such is required. The applicant has stated that the proposed parking lot is not open to the public and used exclusively for tow trucks and stored vehicles. Staff finds the requested Exception will have minimal impact on surrounding development and will not detract from the proposed development meeting Title 19 development standards and therefore supports this request.

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Staff finds the requested Waiver and Exception will have minimal impact on surrounding development and satisfies the conditions for determination of approval. The proposed development is compatible with the adjacent and neighboring land use designations and zoning districts and meets the intent of the Las Vegas Redevelopment Plan – Area 1 by eliminating and preventing the spread of blight and deterioration in accordance with the Master Plan, the Redevelopment Plan and local codes and ordinances; therefore staff recommends approval of the requested Site Development Plan Review, subject to conditions.

FINDINGS (22-0272-ZON1)

In order to approve a Rezoning application, pursuant to Title 19.16.090(L), the Planning Commission or City Council must affirm the following:

1. The proposal conforms to the General Plan.

If approved, the proposed C-2 (General Commercial) zoning district would conform to the existing TOD-2 (Transit Oriented Development – Low) Land Use Designation.

2. The uses which would be allowed on the subject property by approving the rezoning will be compatible with the surrounding land uses and zoning districts.

Land uses which would be allowed on the subject property by approving the rezoning will be compatible with the surrounding land uses and zoning districts.

3. Growth and development factors in the community indicate the need for or appropriateness of the rezoning.

Rezoning to C-2 (General Commercial) on the subject parcels would allow for development that is appropriate for this segment of the Bonanza Road corridor.

4. Street or highway facilities providing access to the property are or will be adequate in size to meet the requirements of the proposed zoning district.

The subject site is accessed from Bonanza Road, a 100-foot Primary Arterial and Dike Lane, a 56-foot Collector Road as classified by the Master Plan of Streets and Highways Map, Both are adequate in size to service the needs of the proposed zoning district.

FINDINGS (22-0272-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;**

While the proposed Towing Service (with No Storage) use is adjacent to low to medium density residential properties to the north, the proposed development is compatible with adjacent development and development in the area.

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

The proposed development is consistent with the TOD-2 General Plan Designation, Title 19 development standards, and other duly-adopted city plans, policies and standards.

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

Site access is provided from Dike Lane, a 56-foot Collector Road and Bonanza Road, a 100-foot Primary Arterial as designated by the Master Plan of Streets and Highways. These streets are sufficient in size to accommodate the needs of the proposed use.

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

No new buildings are proposed as part of the development. The primary tree species provided throughout the development will be 24-inch box "Willow Acacia" and existing "Mondale Pine" with 5-gallon "Red Yucca" and "Texas Ranger" shrubs, which are consistent with the Southern Nevada Regional Planting List.

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 development of a blighted lot will create an orderly and aesthetically pleasing environment.

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

Development of the site will be subject to inspections, thereby protecting the health, safety and general welfare of the public.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by Planning, Fire, Bldg., etc.</i>	
07/28/97	The City Council approved a request for a Rezoning (Z-0046-97) on property located at 706 Dike Lane, from R-1 (Single Family Residential) to R-2 (Medium-Low Density Residential). The Planning Commission and staff recommended approval.
07/06/99	The Board of Zoning Adjustment approved a request for a Variance (V-0051-99) on property located at 2230 West Bonanza Road to allow an existing 90-foot high freestanding ground sign where 40 feet is the maximum height allowed in conjunction with an existing restaurant.
10/05/05	The City Council approved a request to amend a portion of the Southeast Sector Plan of the General Plan (GPA-6273) from ML (Medium-Low Density Residential) to SC (Service Commercial) on 0.89 acres adjacent to the east side of Dike Road, approximately 150 feet north of Bonanza Road. The Planning Commission recommended approval, staff recommended denial.
	The City Council approved a request for Rezoning (ZON-6510) from R-1 (Single Family Residential) and R-1 (Single Family Residential) under Resolution of Intent to R-2 (Medium-Low Density Residential) to C-1 (Limited Commercial).
	The City Council approved a request for a Variance (VAR-6506) to allow a zero-foot setback ratio where a 1:1 setback ratio is required along a collector or larger street for a 500-foot tall building in conjunction with a proposed mixed-use development.
	The City Council approved a request for a Special Use Permit (SUP-6504) for a proposed mixed-use development.
	The City Council approved a request for a Special Use Permit (SUP-8067) to allow a proposed 350-foot tall building where 140 feet is the maximum height allowed in the Airport Overlay zone.
	The City Council approved a request for a Petition to Vacate (VAC-7679) the east five feet of a portion of Dike Lane, north of Bonanza Road.

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<i>Related Relevant City Actions by Planning, Fire, Bldg., etc.</i>	
	The City Council approved a request for a Site Development Plan Review (SDR-6507) for a proposed mixed-use development including a 38-story tower containing 311 residential units, a 32-story tower containing 160 residential units and 40,000 square feet of commercial space and waivers for a zero-foot side yard setback where 10 feet is the minimum required, a zero-foot corner side yard setback where 15 feet is the minimum required, a 10-foot rear yard setback where 20 feet is the minimum required, 62 percent lot coverage where 50 feet is the maximum allowed, perimeter buffer landscaping and residential adjacency height and setback requirements.
03/23/06	The Planning Commission approved a request for a Site Development Plan Review (SDR-11707) for a proposed 12-story mixed-use development consisting of 300 residential units and 10,000 square feet of commercial space with waivers to allow a reduction of perimeter landscape requirements and to allow a ten-foot residential adjacency setback where 540 feet is the minimum setback required on 1.88 acres at 2228 and 2230 West Bonanza Road. Staff recommended denial.
04/19/06	The City Council approved a request for a Variance (VAR-11712) to allow 400 parking spaces where 493 parking spaces is the minimum number of parking spaces required for a proposed mixed-use development on 1.88 acres at 2228 and 2230 West Bonanza Road. The Planning Commission recommended approval; staff recommended denial.
	The City Council approved a request for a Variance (VAR-11714) to allow a 6.8-foot rear yard setback where 20 feet is the minimum required, to allow a 2.3-foot side yard setback where 10 feet is the minimum required, to allow a five-foot corner yard setback where 15 feet is the minimum required, to allow a maximum lot coverage of 83.6 percent where 50 percent is the maximum lot coverage allowed, and to allow a reduction of building step-back requirements for a proposed mixed-use development at 2228 and 2230 West Bonanza Road. Staff recommended approval.
05/17/06	The City Council approved a request to change the Future Land Use designation (GPA-9219) to Commercial, Mixed-Use, Industrial, or Public Facilities on various parcels located within the proposed Las Vegas Redevelopment Plan area and within the proposed Redevelopment Plan expansion area. The Planning Commission and staff recommended approval.

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<i>Related Relevant City Actions by Planning, Fire, Bldg., etc.</i>	
12/07/06	The Planning and Development Department administratively approved a request for an Extension of Time of a previously approved Vacation (VAC-7679) that allowed a vacation of right-of-way for the east five feet of a portion of Dike Lane north of Bonanza Road at 2228 and 2230 West Bonanza Road.
10/17/07	The City Council approved a request for an Extension of Time (EOT-24417) of a previously approved Rezoning (ZON-6510) from R-1 (Single Family Residential) and R-1 (Single Family Residential) under Resolution of Intent to R-2 (Medium-Low Density Residential) to C-1 (Limited Commercial) on 0.89 acres adjacent to the east side of Dike Road, approximately 150 feet north of Bonanza Road. Staff recommended approval.
	The City Council approved a request for an Extension of Time (EOT-24422) of a previously approved Variance (VAR-6506) to allow a zero-foot stepback ratio where a 1:1 stepback ratio is required along a collector or larger street for a 500-foot tall building in conjunction with a proposed mixed-use development at 2228 and 2230 West Bonanza Road. Staff recommended approval.
	The City Council approved a request for an Extension of Time (EOT-24419) of a previously approved Special Use Permit (SUP-6504) for a proposed mixed-use development at 2228 and 2230 West Bonanza Road. Staff recommended approval.
	The City Council approved a request for an Extension of Time (EOT-24420) of a previously approved Special Use Permit (SUP-8067) to allow a proposed 350-foot tall building where 140 feet is the maximum height allowed in the Airport Overlay zone at 2228 and 2230 West Bonanza Road. Staff recommended approval.
10/25/07	The Planning and Development Department administratively approved a request for an Extension of Time (EOT-24421) of a previously approved Vacation (VAC-7679) that allowed a vacation of right-of-way for the east five feet of a portion of Dike Lane north of Bonanza Road.
06/04/08	The City Council approved a request for an Extension of Time (EOT-27833) of a previously approved Variance (VAR-11714) to allow a 6.8-foot rear yard setback where 20 feet is the minimum required, to allow a 2.3-foot side yard setback where 10 feet is the minimum required, to allow a five-foot corner yard setback where 15 feet is the minimum required, to allow a maximum lot coverage of 83.6 percent where 50 percent is the maximum lot coverage allowed, and to allow a reduction of building step-back requirements for a proposed mixed-use development on 1.88 acres at 2228 and 2230 West Bonanza Road. Staff recommended approval.

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<i>Related Relevant City Actions by Planning, Fire, Bldg., etc.</i>	
	The City Council approved a request for an Extension of Time (EOT-27831) of a previously approved Site Development Plan Review (SDR-11707) for a proposed 12-story mixed-use development consisting of 300 residential units and 10,000 square feet of commercial space with waivers to allow a reduction of perimeter landscape requirements and to allow a ten-foot residential adjacency setback where 540 feet is the minimum setback required at 2228 and 2230 West Bonanza Road. Staff recommended approval.
05/06/09	The City Council approved a request for a Special Use Permit (SUP-33189) for a Supper Club in an existing 4,091 square-foot restaurant at 2230 West Bonanza Road. The Planning Commission and staff recommended approval.
12/02/09	The City Council approved a request for an Extension of Time (EOT-36360) of a previously approved Rezoning (ZON-6510) from R-1 (Single Family Residential) and R-1 (Single Family Residential) under Resolution of Intent to R-2 (Medium-Low Density Residential) to C-1 (Limited Commercial) on 0.89 acres adjacent to the east side of Dike Road, approximately 150 feet north of Bonanza Road. Staff recommended approval.
	The City Council approved a request for an Extension of Time (EOT-36365) of a previously approved Variance (VAR-11712) to allow 400 parking spaces where 493 parking spaces is the minimum number of parking spaces required for a proposed mixed-use development at 2228 and 2230 West Bonanza Road. Staff recommended approval.
	The City Council approved a request for an Extension of Time (EOT-36364) of a previously approved Variance (VAR-11714) to allow a 6.8-foot rear yard setback where 20 feet is the minimum required, to allow a 2.3-foot side yard setback where 10 feet is the minimum required, to allow a five-foot corner yard setback where 15 feet is the minimum required, to allow a maximum lot coverage of 83.6 percent where 50 percent is the maximum lot coverage allowed, and to allow a reduction of building step-back requirements for a proposed mixed-use development at 2228 and 2230 West Bonanza Road. Staff recommended approval.
	The City Council approved a request for an Extension of Time (EOT-36361) of a previously approved Special Use Permit (SUP-6504) for a proposed mixed-use development at 2228 and 2230 West Bonanza Road. Staff recommended approval.

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<i>Related Relevant City Actions by Planning, Fire, Bldg., etc.</i>	
	The City Council approved a request for an Extension of Time (EOT-36362) of a previously approved Special Use Permit (SUP-8067) to allow a proposed 350-foot tall building where 140 feet is the maximum height allowed in the airport overlay zone at 2228 and 2230 West Bonanza Road. Staff recommended approval.
	The City Council approved a request for an Extension of Time (EOT-36358) of a previously approved Site Development Plan Review (SDR-11707) for a proposed 12-story mixed-use development consisting of 300 residential units and 10,000 square feet of commercial space with waivers to allow a reduction of perimeter landscape requirements and to allow a ten-foot residential adjacency setback where 540 feet is the minimum setback required at 2228 and 2230 West Bonanza Road. Staff recommended approval.
12/21/11	The City Council approved a request for an Extension of Time (EOT-43422) of a previously approved Site Development Plan Review (SDR-11707) for a proposed 12-story mixed-use development consisting of 300 residential units and 10,000 square feet of commercial space with waivers to allow a reduction of perimeter landscape requirements and to allow a ten-foot residential adjacency setback where 540 feet is the minimum setback required at 2228 and 2230 West Bonanza Road. Staff recommended approval.
	The City Council approved a request for an Extension of Time (EOT-43423) of a previously approved Variance (VAR-11712) to allow 400 parking spaces where 493 parking spaces is the minimum number of parking spaces required for a proposed mixed-use development at 2228 and 2230 West Bonanza Road. Staff recommended approval.
	The City Council approved a request for an Extension of Time (EOT-43424) of a previously approved Special Use Permit (SUP-6504) for a proposed mixed-use development at 2228 and 2230 West Bonanza Road. Staff recommended approval.
	The City Council approved a request for an Extension of Time (EOT-43425) of a previously approved Variance (VAR-11714) to allow a 6.8-foot rear yard setback where 20 feet is the minimum required, to allow a 2.3-foot side yard setback where 10 feet is the minimum required, to allow a five-foot corner yard setback where 15 feet is the minimum required, to allow a maximum lot coverage of 83.6 percent where 50 percent is the maximum lot coverage allowed, and to allow a reduction of building step-back requirements for a proposed mixed-use development at 2228 and 2230 West Bonanza Road. Staff recommended approval.

<i>Related Relevant City Actions by Planning, Fire, Bldg., etc.</i>	
	The City Council approved a request for an Extension of Time (EOT-43426) of a previously approved Special Use Permit (SUP-8067) to allow a proposed 350-foot tall building where 140 feet is the maximum height allowed in the airport overlay zone at 2228 and 2230 West Bonanza Road. Staff recommended approval.
04/17/13	The City Council approved a revocation (DIR-48463) of previously approved entitlements; Site Development Plan Review (SDR-11707), Special Use Permits (SUP-6504 and SUP-8067) and Variances (VAR-11712 and VAR-11714) at 2228 and 2230 West Bonanza Road. Staff recommended approval.
09/23/14	The Planning Commission is scheduled to hear a request for a Special Use Permit (SUP-55196) for a proposed 4,516 square-foot Medical Marijuana Dispensary use at 2230 West Bonanza Road.
07/12-22	<p>The Planning Commission (6-0 vote) recommends APPROVAL on the following Land Use Entitlement project requests on 1.12 acres located at the northeast corner of Bonanza Road and Dike Lane (APNs 139-29-704-023, 024, and 025), Ward 5 (Crear)</p> <ul style="list-style-type: none"> • 22-0272-ZON1 - REZONING - FROM: C-1 (LIMITED COMMERCIAL) TO: C-M (COMMERCIAL/INDUSTRIAL) • 22-0272-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED 48,787 SQUARE-FOOT TOWING AND IMPOUND YARD WITH WAIVERS OF THE PERIMETER LANDSCAPE BUFFER REQUIREMENTS
08/17/22	The City Council unanimously voted to hold this item IN ABEYANCE to the September 21, 2022 City Council Meeting
09/21/22	The City Council voted unanimously to hold this item IN ABEYANCE to the October 19, 2022 City Council Meeting

<i>Most Recent Change of Ownership</i>	
03/14/22	A deed was recorded for a change in ownership (APN 139-29-704-024)
03/14/22	A deed was recorded for a change in ownership (APN 139-29-704-023)
03/14/22	A deed was recorded for a change in ownership (APN 139-29-704-025)

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Related Building Permits/Business Licenses	
c. 1967	Original construction for the existing structure at 2230 W. Bonanza Road.
05/21/98	A building permit (#98010772) was issued for a non-work certificate of occupancy for a restaurant at 2230 W. Bonanza Road. The permit expired on 03/25/00.
07/09/98	A building permit (#98014137) was issued for demolition at a restaurant at 2230 W. Bonanza Road. The permit expired on 03/25/00.
12/11/98	A building permit (#98024166) was issued for an interior remodel for a restaurant at 2230 W. Bonanza Road. The permit was finalized on 10/20/99.
03/22/99	A building permit (#99005583) was issued for an interior remodel for a restaurant at 2230 W. Bonanza Road. The permit was finalized on 10/20/99

Pre-Application Meeting	
05/04/22	A pre-application meeting was held where submittal requirements and deadlines were discussed for a proposed Site Development Plan Review and Rezoning.

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

Field Check	
06/01/22	Staff conducted a routine field check and found an undeveloped lot. Staff observed debris and graffiti on interior walls along the north property line.

Details of Application Request	
Site Area	
Net Acres	1.12

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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	TOD-2 (Transit Oriented Development -Low)	C-1 (Limited Commercial)
North	Undeveloped	MXU (Mixed Use)	C-1 (Limited Commercial)
	Multifamily Apartments	ML (Medium Low)	R-PD16 (Residential Planned Development – 16 Units Per Acre)

<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>
South	Shopping Center	TOD-2 (Transit Oriented Development –Low)	C-2 (General Commercial)
	Multifamily Apartments		R-PD46 (Residential Planned Development – 46 Units Per Acre)
East	Storage Yard	TOD-2 (Transit Oriented Development -Low)	C-M (Commercial/Industrial)
West	Treatment Facility	TOD-2 (Transit Oriented Development -Low)	C-V (Civic)

<i>Master and Neighborhood Plan Areas</i>	<i>Compliance</i>
Master Plan 2050 Area: West Las Vegas	Y
<i>Special Area and Overlay Districts</i>	<i>Compliance</i>
A-O (Airport Overlay) District 140 Feet	Y
<i>Other Plans or Special Requirements</i>	<i>Compliance</i>
Trails (Bonanza Road)	Y
Las Vegas Redevelopment Plan Area – Area 1	Y
Interlocal Agreement	N/A
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	N/A

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DEVELOPMENT STANDARDS

Pursuant to 19.08.070, the following standards apply:

Standard	Required/Allowed	Provided	Compliance
Min. Lot Size	100 SF	48,787 SF	Y
Min. Lot Width	100 Feet	230 Feet	Y
Min. Setbacks			
• Front	10 Feet	N/A	N/A
• Side	10 Feet	N/A	N/A
• Corner	10 Feet	N/A	N/A
• Rear	20 Feet	N/A	N/A

Standard	Required/Allowed	Provided	Compliance
Max. Lot Coverage	N/A	N/A	N/A
Max. Building Height	N/A	N/A	NA
Trash Enclosure	Screened, Gated, w/ a Roof or Trellis	N/A	N/A
Mech. Equipment	Screened	N/A	N/A

Existing Zoning	Permitted Density	Units Allowed
C-1 (Limited Commercial)	N/A	N/A
Proposed Zoning	Permitted Density	Units Allowed
C-2 (General Commercial)	N/A	N/A

Pursuant to Title 19.08, the following standards apply:

Landscaping and Open Space Standards				
Standards	Required		Provided	Compliance
	Ratio	Trees		
Buffer Trees:				
• North (Commercial Lot)	1 Tree / 30 Linear Feet	4 Trees	8 Trees	
• North	1 Tree / 20 Linear Feet	4 Trees	6 Trees	Y
• South	1 Tree / 20 Linear Feet	10 Trees	10 Trees	Y
• East	1 Tree / 30 Linear Feet	6 Trees	0 Trees	N*
• West	1 Tree / 20 Linear Feet	8 Trees	10 Trees	Y

Landscaping and Open Space Standards				
Standards	Required		Provided	Compliance
TOTAL PERIMETER TREES		32 Trees	33 Trees	Y
Parking Area Trees	1 Tree / 6 Uncovered Spaces, plus 1 tree at the end of each row of spaces	4 Trees	0 Trees	N*
LANDSCAPE BUFFER WIDTHS				
Min. Zone Width				
• North	8 Feet		8 Feet	Y
• South	15 Feet		15 Feet	Y
• East	8 Feet		0 Feet	N*
• West	15 Feet		15 Feet	Y
Wall Height	6 to 8 Feet Adjacent to Residential		8 Feet Adjacent to Residential	Y

*A Waiver is requested to allow no landscape buffer on the entirety of the east interior lot line.

Street Name	Functional Classification of Street(s)	Governing Document	Actual Street Width (Feet)	Compliance with Street Section
Bonanza Road	Primary Arterial	Master Plan of Streets and Highways	100 Feet	Y
Dike Lane	Collector Street	Title 13	56 Feet	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	
Towing Service (with No Storage)	1.12 acres	1 Space for each employee, plus one space for each tow truck that is stationed at the facility	36				
TOTAL SPACES REQUIRED			36		36		Y*
Regular and Handicap Spaces Required			34	2	35	1	Y*

*Per Title 19.18.030 (3)(b), in the case of a parking lot accessed by the public, parking spaces used exclusively for buses, trucks, other delivery vehicles, law enforcement vehicles, or vehicular impound are not required to be counted in calculating the number of required handicapped parking spaces pursuant to Table 1 if and only if the lot is provided with a passenger loading zone complying with Section 503 of the ADA Standards for Accessible Design.

Waivers		
Requirement	Request	Staff Recommendation
Provide eight-foot landscape buffers along interior lot lines	To allow zero-foot landscape buffers along the east interior lot line	Approval

Exceptions		
Requirement	Request	Staff Recommendation
To provide a parking lot landscape island with a 24-inch box trees for every six uncovered parking spaces.	To allow zero landscape islands	Approval