



AGENDA MEMO - COMMUNITY DEVELOPMENT

PLANNING COMMISSION MEETING DATE: APRIL 11, 2023

DEPARTMENT: COMMUNITY DEVELOPMENT

**ITEM DESCRIPTION: APPLICANT: BONANZA AUTO PLAZA, LLC - OWNER:
BONANZA AUTO PLAZA, LLC, ET AL**

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

CASE NUMBER	RECOMMENDATION	REQUIRED FOR APPROVAL
22-0428-SUP1	Staff recommends DENIAL, if approved subject to conditions:	22-0428-SDR1
22-0428-SUP2	Staff recommends DENIAL, if approved subject to conditions:	22-0428-SDR1
22-0428-SDR1	Staff recommends DENIAL, if approved subject to conditions:	22-0428-SUP1 22-0428-SUP2

**** NOTIFICATION ****

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 25

NOTICES MAILED 563

PROTESTS 0

APPROVALS 0

**** CONDITIONS ****

22-0428-SUP1 CONDITIONS

Planning

1. Approval of and conformance to the Conditions of Approval for Site Development Plan Review (22-0428-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 Building and Safety Division.
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.

22-0428-SUP2 CONDITIONS

Planning

1. Approval of and conformance to the Conditions of Approval for Site Development Plan Review (22-0428-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 Building and Safety Division.

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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.

22-0428-SDR1 CONDITIONS

Planning

1. Approval of and conformance to the Conditions of Approval for Special Use Permits (22-0428-SUP1 and SUP2) 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 and landscape plan, date stamped 02/13/23 and building elevations, date stamped 01/14/23, except as amended by conditions herein.
4. A shared parking agreement in compliance with Title 19 requirements shall be recorded and submitted to the Department of Community Development prior to the issuance of any building permits.
5. A Waiver from Title 19.08.040 is hereby approved, to allow a blank expressionless building façade where the building design should incorporate patterns and materials that provide visual interest.
6. A Waiver from Title 19.08.080 is hereby approved, to allow an eight-foot landscape buffer width along a portion of the north property line where 15 feet is required.
7. A Waiver from Title 19.08.080 is hereby approved, to allow a twelve-foot landscape buffer width along a portion of the south property line where 15 feet is required.
8. A Waiver from Title 19.08.080 is hereby approved, to allow no landscape buffer along a portion of the east property line where eight feet is required.
9. An Exception from Title 19.08.040 is hereby approved, to allow no shrubs within the north and south landscape buffer areas where four five-gallon shrubs are required per each tree.

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10. An Exception from Title 19.08.040 is hereby approved, to allow 20 perimeter landscape buffer area trees where 47 are required.
11. An Exception from Title 19.08.110 is hereby approved, to allow seven interior parking area trees where 35 are required.
12. Proposed mechanical equipment shall be screened in accordance with Title 19 requirements.
13. 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 Building and Safety Division.
14. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
15. 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.
16. 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. The technical landscape plan shall include the following changes from the conceptual landscape plan:
 - All proposed trees shall be a minimum size of 24-inch box in accordance with the recommendations of the Southern Nevada Regional Plant List.
17. 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.
18. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

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Public Works

19. Prior to the recordation of this Parcel Map, grant a Bus Shelter Pad Easement in conformance with Standard Drawing #234.2 for the existing bus stop on Bonanza Road adjacent to this site unless the Regional Transportation Commission (RTC) acknowledges in writing that this easement is not required. Relocate the existing wall between the right-of-way and the easement such that the easement is unobstructed from the right-of-way.
20. Remove all unused driveways and replace with curb, gutter and sidewalk. The sidewalk 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 needed to complete this requirement.
21. Extend public sewer in Diamond Head Drive and connect to Public Sewer. Alternatively, coordinate a public sewer connection at a size, depth, and location acceptable to the Sanitary Sewer Engineering Section of the Department of Public Works.
22. 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 702-229-6594 or emailed at ece@lasvegasnevada.gov.
23. 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.
24. Queues for the overall development shall not extend into the public right-of-way. Gate shall remain open during business hours.
25. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits or submittal of any construction drawings, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site.

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**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a Site Development Plan Review request for a proposed Major Auto Repair Garage development at 4565 East Bonanza Road.

ISSUES

- An Auto Repair Garage, Major use is permitted in the C-2 (General Commercial) zoning district with a Conditional Use Verification.
- Approval of Special Use Permit (22-0428-SUP1) is required as the applicant fails meet the minimum conditional use requirements. Staff does not support the request.
- A Smog Check use is permitted in the C-2 (General Commercial) zoning district with a Conditional Use Verification.
- Approval of Special Use Permit (22-0428-SUP2) is required as the applicant fails meet the minimum conditional use requirements. Staff does not support the request.
- A Waiver is requested of Title 19 building design requirements to allow a blank expressionless building façade. Staff does not support the request.
- A Waiver is requested to allow an eight-foot landscape buffer width along a portion of the north property line where 15 feet is required. Staff does not support the request.
- A Waiver is requested to allow a 12-foot landscape buffer width along a portion of the south property line where 15 feet is required. Staff does not support the request.
- A Waiver is requested to allow no landscape buffer along a portion of the east property line where eight feet is required. Staff does not support the request.
- An Exception is requested to allow no shrubs within the north and south landscape buffer areas. Staff does not support the request.
- An Exception is requested to allow seven interior parking area trees where 35 are required. Staff does not support the request.
- An Exception is requested to allow 20 perimeter landscape buffer area trees where 47 are required. Staff does not support the request.
- A Condition of Approval has been added requiring all proposed trees be a minimum of 24-inch box trees in accordance with the recommendations of the Southern Nevada Regional Plant List.
- A Condition of Approval has been added requiring a shared parking agreement in compliance with Title 19 requirements be recorded and submitted to the Department of Community Development prior to the issuance of any building permits.

ANALYSIS

The subject site is zoned C-2 (General Commercial) and subject to Title 19 development standards. It is currently undeveloped and surrounded by existing land uses including

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Single Family, Detached homes, a Public Primary School, a Multi-Family Residential development, a Child Care Facility and an Auto Repair Garage, Major use. On January 19, 2022, the City Council approved a General Plan Amendment (21-0034-GPA1) from SC (Service Commercial) to GC (General Commercial) and a Rezoning (21-0034-ZON1) from C-1 (Limited Commercial) to C-2 (General Commercial) for the subject site. The applicant now proposes to develop the subject site with an Auto Repair Garage, Major development.

Special Use Permit (22-0428-SUP1)

Pursuant to Title 19.12, an Auto Repair Garage, Major use is defined as, “A facility for the repair or reconditioning of any type of motorized vehicle, other than the types of repair and service authorized to be performed in a minor auto repair garage. This use includes a facility that provides collision services, including body, frame, or fender straightening, repair and painting of vehicles in an appropriate paint booth, and a facility that performs any repairs to vehicles with a gross vehicle weight over 10,000 pounds.” The use is permitted in the C-2 (General Commercial) zoning district with the approval of a Conditional Use Verification. Approval of a Special Use Permit is required, as the proposed development fails to adhere to the minimum conditional use regulation regarding outdoor screening. Waivers and Exceptions of landscape requirements are requested in conjunction with the associated Site Development Plan Review. There are no minimum Special Use Permit regulations listed for the use. Staff finds the use cannot be conducted in a harmonious and compatible manner and thereby recommends denial of Special use Permit (22-0428-SUP1).

Special Use Permit (22-0428-SUP2)

Pursuant to Title 19.12, an Auto Smog Check use is defined as, “A facility for the testing of vehicle emissions.” The use is permitted in the C-2 (General Commercial) zoning district with the approval of a Conditional Use Verification. Approval of a Special Use Permit is required as the proposed development fails to adhere to the minimum conditional use regulation regarding the minimum facility size. A facility size of 117 square feet is proposed where 400 square feet is required. Staff finds the use cannot be conducted in a harmonious and compatible manner and thereby recommends denial of Special Use Permit (22-0428-SUP2).

Site Development Plan Review (22-0428-SDR1)

The submitted plans depict a proposed single-story, 16,330 square-foot building with garage tenant spaces, a manager’s office and a smog check facility. Access is proposed from Bonanza Road and Diamond Head Drive. While there is an R-CL (Single Family Compact-Lot) zoned residential neighborhood north of this site, it is not subject to residential adjacency requirements, as a 100-foot Primary Arterial, Bonanza Road, separates it.

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The proposed building has a maximum height of 21 feet. Proposed building façade materials include stucco in neutral tones. Waivers of Title 19 design standards are requested to allow a blank and expressionless building façade. Pursuant to Title 19.08.040, the building design should incorporate patterns and materials that provide visual interest. This should be accomplished through the use of changes in color, materials or relief, such as the inclusion of beltlines, pilasters, recesses, pop outs, etc. Flat, plain building walls are not desirable. Staff finds the proposed building design is not compatible with the existing development in the surrounding area and does not support the Waiver request.

Parking is proposed to be shared with the adjacent parcel to the west (APN 140-32-101-017). This parcel is developed with an existing Major Auto Repair Garage use. A total 173 parking spaces are provided where 167 are required for both parcels combined. A condition of approval has been added requiring the recordation and submittal of a shared parking agreement adhering to Title 19 requirements, prior to the issuance of any building permits or licenses. Pursuant to Title 19, the parking requirements may be met by securing the consent to share parking facilities on another parcel and under another ownership. Shared parking may only be approved if:

- i. The shared facilities are located on a parcel zoned for such use;
- ii. The shared facilities are not more than three hundred feet from the building or use they are intended to serve;
- iii. The shared facilities are not separated or divided from the building or use they are intended to serve by a freeway, expressway, highway or primary thoroughfare;
- iv. The owners of the parcels cooperatively establish and operate the facilities;
- v. The uses separately generate parking demands, primarily during hours when the remaining uses are not in operation;
- vi. A minimum number of spaces are provided to meet the requirements of the use with the single greatest parking demand;
- vii. Satisfactory evidence, as deemed by the Director, has been submitted describing the nature of the uses and the times when the uses operate so as to demonstrate the lack of potential conflict; and
- viii. The owners of the parcels execute an agreement, satisfactory to the City Attorney, which outlines the terms and conditions of the shared parking arrangement. The agreement must contain the legal description of both parcels and must be of sufficient duration to ensure the continued use of the shared parking facilities. In order to provide record notice of the existence of the shared parking arrangement, the City may record the agreement in the office of the County Recorder, or require the applicant to do so.

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According to the Traffic Engineering section of Public Works, this project is expected to add an additional 266 trips per day on Bonanza Road, Page Street, and Lamb Boulevard. Currently, Bonanza is at about 54 percent of capacity and Lamb is at about 61 percent of capacity. With this project, Bonanza is expected to be at about 55 percent of capacity and Lamb to be at about 62 percent of capacity. Counts are not available for Page, but it is believed to be under capacity. Based on Peak Hour use, this development will add into the area roughly 231 additional peak hour trips, or about four every minute.

Waivers and Exceptions are requested of Title 19 landscaping requirements. Pursuant to Title 19.08.080, 15-foot landscape buffers are required adjacent to the right-of-way and eight-foot buffers are required along interior lot lines. A Waiver is requested to allow an eight-foot buffer along a portion of the north property line where 15 feet is required. A Waiver is also requested to allow no buffer along a portion of the east property line where eight feet is required. Interior landscape islands are required to be provided at the end of each parking row and for every six uncovered parking spaces. No landscape islands are proposed in accordance with Title 19 requirements. The applicant has proposed a single row landscape strip between two rows of parking in the center of the property. Staff does not support the Waiver and Exception requests, as they do not align with the 2050 Master Plan.

The subject site is located within the 2050 Master Plan East Las Vegas Area. There is a lack of trees in East Las Vegas, making the area hotter than other areas of the city. To ensure the community's needs are being met, the city has measurable goals and outcomes documented in the 2050 Master Plan. The 2050 Master Plan serves as a guiding framework to achieve goals for the city. One of the many goals listed in the Master Plan is to mitigate extreme heat through planting more trees and prioritizing the urban forest. Las Vegas is one of the fastest warming cities in the country with average annual high and low temperatures continually increasing over time. In addition, the heat is exacerbated by the urban heat island effect, the phenomenon of urban areas being hotter than rural areas due to buildings and impervious surfaces, such as asphalt and concrete. Among the top methods to reduce the heat is to plant more trees. Trees help cool cities by providing shade, reducing direct sunlight, and lowering the need to cool buildings.

Staff finds the development as proposed will not be compatible and harmonious with the existing development in the surrounding area. This is evidenced by the requested Waivers and Exceptions. Therefore, staff recommends denial of all requested entitlements. If approved, they will be subject to conditions.

FINDINGS (22-0428-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:

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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 Auto Repair Garage, Major use is inappropriate for this location, given the potential to be a nuisance use to existing single-family development to the north and multi-family development to the east.

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

The subject site can physically accommodate the Auto Repair Garage, Major 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 subject site is accessible from Bonanza Road, a Primary Arterial, and Diamond Head Drive, a Local Street, which 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 proposed use will be subject to building permit and licensing requirements, thereby protecting the public health, safety and welfare.

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

A Special Use Permit is required, as the minimum conditional use regulations for this use cannot be met. There are no minimum Special Use Permit requirements for the Auto Repair Garage, Major use in the C-2 (General Commercial) zoning district.

FINDINGS (22-0428-SUP2)

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.**

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The proposed Auto Smog Check use is inappropriate for this location, given the potential to be a nuisance use to existing single-family development to the north and multi-family development to the east.

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

The subject site can physically accommodate the Auto Smog Check 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 subject site is accessible from Bonanza Road, a Primary Arterial, and Diamond Head Drive, a Local Street, which 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 proposed use will be subject to building permit and licensing requirements, thereby protecting the public health, safety and welfare.

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

A Special Use Permit is required, as the minimum conditional use regulations for this use cannot be met. There are no minimum Special Use Permit requirements for the Auto Smog Check use in the C-2 (General Commercial) zoning district.

FINDINGS (22-0428-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 development is not compatible with the existing residential development 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;**

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The proposed development is not consistent with Title 19 or the 2050 Master Plan as Waivers and Exceptions are requested regarding landscaping and building design.

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

The subject site is accessible from Bonanza Road, a Primary Arterial, and Diamond Head Drive, a Local Street, which are adequate in size to meet the needs of the proposed development. Circulation should not negatively impact adjacent roadways or neighborhood traffic.

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

The proposed stucco building façade is appropriate for this area of the city. A Condition of Approval has been added requiring the proposed trees to be 24-inch box in size and to adhere to the recommendations of the Southern Nevada Regional Plant 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;

A Waiver is requested of Title 19 building design requirements to allow a blank expressionless building façade. Staff does not support the request.

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

Site development is subject to building permit review and inspection, thereby securing the public health, safety and general welfare.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by Planning, Fire, Bldg., etc.</i>	
01/24/04	The City Council approved a General Plan Amendment (GPA-2966) from SC (Service Commercial) to GC (General Commercial), a Rezoning (ZON-2967) from R-E (Residence Estates) Zone under Resolution of Intent to O (Office) and C-1 (Limited Commercial) to C-2 (General Commercial), a Special Use Permit (SUP-3223) and Site Development Plan Review (SDR-3224) for an Auto Repair Garage (Major) and a proposed Self Serve Car Wash on 3.41 acres adjacent to the southeast corner of Bonanza Road and Page Street. The Planning Commission and staff recommended denial of these requests. The area designated Phase Two on the site plan was zoned to C-1 (Limited Commercial) by the City Council.
03/19/08	The City Council approved a Site Development Plan Review (SDR-25148) to add a proposed 20,400 square-foot General Retail Development to an existing 16,250 square-foot Auto Repair Garage, Major with Waivers of perimeter landscape buffers to allow a five-foot buffer along a portion of the south property line where 15 feet is required and a five-foot buffer along a portion of the east property line where eight feet is required and a Variance (VAR-25220) to allow 201 parking spaces where 250 spaces are required on 3.41 acres at the southeast corner of Page Street and Bonanza Road. The Planning Commission and staff recommended denial of these requests.
07/16/08	The City Council approved a Special Use Permit (SUP-27933) for a proposed Restaurant with Service Bar with Waivers to allow a zero-foot distance separation from a Child Care Facility and to allow a 58-foot distance separation from a school where 400 feet is required at 4561 East Bonanza Road. The Planning Commission and staff recommended denial of this request.
04/23/09	The Planning Commission denied Special Use Permit (SUP-33611) request for a proposed motor vehicle sales (used) establishment at 4561 East Bonanza Road, Suite #125. Department of Planning Staff recommended denial.
03/26/19	Code Enforcement Case (#CE-197769) was opened regarding inoperable vehicle storage at the subject site. The case was closed on 06/04/19.
03/18/21	Code Enforcement Case (#CE21-01065) was opened regarding vehicle storage on a dirt lot at the subject site. The subject site failed the inspection as vehicles and RV's were observed on site by the officer along with graffiti and banners on the fencing. A notice of violation letter was sent to the property owner and a follow-up inspection was scheduled.

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<i>Related Relevant City Actions by Planning, Fire, Bldg., etc.</i>	
04/07/21	Code Enforcement performed a follow-up inspection for Case (#CE21-01065) where the officer observed the graffiti had been removed and the signs have been removed, but vehicles were still parked on the gravel on the vacant lot and two 5th wheels. The case was partially passed and a second follow-up inspection was scheduled.
08/23/21	Code Enforcement performed a follow-up inspection for Case (#CE21-01065) where the officer observed all prior vehicles located on the subject site had been removed and the rear lot was empty. The officer closed the case with no follow-up inspections.
01/19/22	The City Council approved General Plan Amendment (21-0034-GPA1) from SC (Service Commercial) to GC (General Commercial) at the subject site. The Planning Commission recommended approval. Department of Community Development recommended denial.
	The City Council approved Rezoning (21-0034-ZON1) from C-1 (Limited Commercial) to C-2 (General Commercial) at the subject site. The Planning Commission recommended approval. Department of Community Development recommended denial.

<i>Most Recent Change of Ownership</i>	
09/30/14	A deed was recorded for a change in ownership.

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

<i>Pre-Application Meeting</i>	
08/02/22	Staff conducted a pre-application meeting with the applicant where the submittal requirements and deadlines were reviewed for a proposed Site Development Plan Review.

<i>Neighborhood Meeting</i>
A neighborhood meeting was not required, nor was one held.

<i>Field Check</i>	
02/02/23	Staff conducted a routine field check and found an undeveloped lot surrounded by fencing adjacent to an existing Major Auto Repair Garage. No issues were noted.

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Details of Application Request	
Site Area	
Net Acres	2.09

Surrounding Property	Existing Land Use Per Title 19.12	Planned or Special Land Use Designation	Existing Zoning District
Subject Property	Undeveloped	GC (General Commercial)	C-2 (General Commercial)
North	Single Family, Detached	ML (Medium Low Density Residential)	R-CL (Single Family Compact-Lot)
South	Public or Primary School, Primary	PF (Public Facilities)	C-V (Civic)
East	Multi-Family Residential	ML (Medium Low Density Residential)	R-PD12 (Residential Planned Development – 12 units per acre)
West	Child Care Facility	SC (Service Commercial)	R-E (Residence Estates)

Master and Neighborhood Plan Areas	Compliance
Las Vegas 2050 Master Plan Area: East Las Vegas	N*
Special Area and Overlay Districts	Compliance
No Applicable Special Area or Overlay Districts	N/A
Other Plans or Special Requirements	Compliance
Trails	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

*The proposed development does not align with the 2050 Master Plan urban forestry initiatives.

**The subject site has existing improvements including a sidewalk. A condition of approval has been added requiring Public Right-of-Way Accessibility Guidelines (PROWAG) improvements.

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DEVELOPMENT STANDARDS

Pursuant to Title 19.08, the following standards apply:

Standard	Required/Allowed	Provided	Compliance
Min. Setbacks			
• Front	10 Feet	66 Feet	Y
• Side	10 Feet	10 Feet	Y
Max. Lot Coverage	50%	35%	Y
Max. Building Height	N/A	24 Feet	Y
Trash Enclosure	Screened, Gated, w/ a Roof or Trellis	Screened, Gated, w/ a Roof or Trellis	Y
Mech. Equipment	Screened	Not indicated	By Condition

Residential Adjacency Standards	Required/Allowed	Provided	Compliance
3:1 proximity slope	72 Feet	200 Feet	Y*
Adjacent development matching setback	10 Feet	65 Feet	Y
Trash Enclosure	50 Feet	234 Feet	Y

*While residential adjacency does not apply to this development, this table is for reference only.

Pursuant to Title 19.08, the following standards apply:

Landscaping and Open Space Standards				
Standards	Required		Provided	Compliance
	Ratio	Trees		
Buffer Trees:				
• West	1 Tree / 20 Linear Feet	10 Trees	5 Trees	N*
• North	1 Tree / 20 Linear Feet	4 Trees	3 Trees	N*
• South	1 Tree / 20 Linear Feet	6 Trees	6 Trees	Y
• East	1 Tree / 20 Linear Feet	27 Trees	6 Trees	N*
TOTAL PERIMETER TREES		47 Trees	20 Trees	N*
Parking Area Trees	1 Tree / 6 Uncovered Spaces, plus 1 tree at the end of each row of spaces	35 Trees	7 Trees	N*

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LANDSCAPE BUFFER WIDTHS			
Min. Zone Width			
• West	8 Feet	10 Feet	Y
• North	15 Feet	6 Feet	N**
• South	15 Feet	12-15 Feet	N**
• East	8 Feet	0-10 Feet	N**
Wall Height	6 to 8 Feet Adjacent to Residential	Existing 6-foot Wall	Y

*Exceptions are requested to allow a reduced amount of trees/shrubs in the perimeter and interior landscape buffer areas.

**Waivers are requested to allow reduced landscape buffer widths along portions of the north, south and east property lines.

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 Map	100	Y
Diamond Head Drive	Local Street	Title 13	60	Y

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	
Auto Repair Garage, Major	16,000 SF (Existing)	5 spaces, plus 1 space for each 200 SF of GFA.	167				
	16,330 SF (Proposed)						

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Parking Requirement							
Use	Gross Floor Area or Number of Units	Required			Provided		Compliance
		Parking Ratio	Parking		Parking		
			Regular	Handi-capped	Regular	Handi-capped	
Auto Smog Check	1	1 space, independent of vehicle stacking and testing spaces.	1				
TOTAL SPACES REQUIRED			168		176		Y
Regular and Handicap Spaces Required			162	6	170	6	Y
Loading Spaces	30,000 to 50,000 SF		3		3		Y

Waivers		
Requirement	Request	Staff Recommendation
The building design should incorporate patterns and materials that provide visual interest.	To allow a blank expressionless building façade	Denial
Provide a 15-foot landscape buffer adjacent to the right-of-way	To allow an eight-foot landscape buffer width along a portion of the north property line	Denial
Provide a 15-foot landscape buffer adjacent to the right-of-way	To allow a twelve-foot landscape buffer width along a portion of the south property line	Denial
Provide an eight-foot landscape buffer along interior property lines.	To allow no landscape buffer along a portion of the east property line.	Denial

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<i>Exceptions</i>		
<i>Requirement</i>	<i>Request</i>	<i>Staff Recommendation</i>
Provide four five-gallon shrubs for each required tree	To allow no shrubs within the north and south landscape buffer areas	Denial
Provide one tree for every six uncovered parking spaces, plus one tree at the end of each row of spaces (35)	To allow seven interior parking area trees	Denial
Provide one tree for every 20 linear feet within the landscape buffer areas (47)	To allow 20 perimeter landscape buffer area trees	Denial