



AGENDA MEMO - COMMUNITY DEVELOPMENT

CITY COUNCIL MEETING DATE: JULY 19, 2023

DEPARTMENT: COMMUNITY DEVELOPMENT

**ITEM DESCRIPTION: APPLICANT: SIDHOM BROTHERS COMPANY, LLC -
OWNER: HJEE, LLC, ET AL**

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

CASE NUMBER	RECOMMENDATION	REQUIRED FOR APPROVAL
22-0670-SUP1	Staff recommends DENIAL, if approved subject to conditions:	22-0670-SDR1
22-0670-SUP2	Staff recommends DENIAL, if approved subject to conditions:	22-0670-SDR1
22-0670-SDR1	Staff recommends DENIAL, if approved subject to conditions:	22-0670-SUP1 22-0670-SUP2

**** NOTIFICATION ****

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 17

NOTICES MAILED 217 (by City Clerk)

PROTESTS 0

APPROVALS 0

**** CONDITIONS ****

22-0670-SUP1 CONDITIONS

Planning

1. Conformance to all Minimum Requirements under LVMC Title 19.12 for a Car Wash, Full Service or Auto Detailing use.
2. Approval of and conformance to the Conditions of Approval for Special Use Permit (22-0670-SUP2) and Site Development Plan Review (22-0670-SDR1) shall be required, if approved.
3. 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.
4. 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.
5. 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.
6. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

22-0670-SUP2 CONDITIONS

Planning

1. Conformance to all Minimum Requirements under LVMC Title 19.12 for a Mini-Storage Facility use.
2. Approval of and conformance to the Conditions of Approval for Special Use Permit (22-0670-SUP1) and Site Development Plan Review (22-0670-SDR1) shall be required, if approved.

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3. 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.
4. 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.
5. 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.
6. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

22-0670-SDR1 CONDITIONS

Planning

1. Approval of and conformance to the Conditions of Approval for Special Use Permits (22-0670-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 05/16/23, and building elevations, date stamped 04/10/23, except as amended by conditions herein.
4. A Waiver from Title 19.08.040 is hereby approved, to allow a blank expressionless Mini-Storage Facility building façade where the building design should incorporate patterns and materials that provide visual interest.
5. A Waiver is hereby approved to allow a wash bay door to face the right-of-way where such is not allowed.
6. An Exception from Title 19.08.110 is hereby approved, to allow 15 interior parking area trees where 26 are required.

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7. 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.
8. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
9. 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.
10. 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:
 - Trees shall be planted 20-foot on center adjacent to Decatur Boulevard.
 - All trees shall be a minimum size of 24-inch box and in compliance with the recommendations of the Southern Nevada Regional Plant List for shade trees.
 - Four five-gallon shrubs shall be planted for each required tree in compliance with the recommendations of the Southern Nevada Regional Plant List.
 - More than one species of trees and shrubs shall be utilized throughout the development.
11. 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.
12. Prior to or at the time of submittal for any building permit, the applicant shall provide written verification by the FAA and/or the Clark County Department of Aviation of the following:
 - a. Applicant is required to file a valid FAA Form 7460-1, "Notice of Proposed Construction or Alteration" with the FAA, in accordance with 14 CFR Part 77, or submit to the Clark County Director of Aviation a "Property Owner's Shielding Determination Statement" and request written concurrence from the Clark County Department of Aviation;

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- b. No Building Permit or other construction permit shall be issued for any structure greater than 35 feet above the surface of land that, based upon the FAA's 7460 airspace determination (the outcome of filing the FAA Form 7460-1) would (a) constitute a hazard to air navigation, (b) would result in an increase to minimum flight altitudes during any phase of flight (unless approved by the Department of Aviation), or (c) would otherwise be determined to pose a significant adverse impact on airport or aircraft operations.
 - c. Applicant is advised that FAA's airspace determinations are dependent on petitions by any interested party and the height that will not present a hazard as determined by the FAA may change based on these comments.
 - d. Applicant is advised that the FAA's airspace determinations include expiration dates and that the separate airspace determinations will be needed for construction cranes or other temporary equipment.
- 13. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

- 14. If not already constructed by development entitled through 21-0317, construct a bus turn-out/right turn lane per Standards Drawing 234.4 and grant a Bus Shelter Pad Easement to the Regional Transportation Commission (RTC), unless the RTC acknowledges in writing that such an easement is not required. Dedicate the additional right-of-way on Decatur Boulevard for the limits of Standard Drawing 234.4 prior to the issuance of permits for this site.
- 15. 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.
- 16. Relocate existing private sewer lines in conflict with this proposed design concurrent with on-site development as required.
- 17. 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.

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18. 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.
19. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site, whichever may occur first. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights of way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. The Traffic Impact Analysis shall also include a pedestrian circulation/access plan to identify nearby pedestrian attractors and recommend measures to accommodate pedestrians, such as but not limited to pedestrian access, crosswalk, pedestrian activated flashers and temporary sidewalks. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.
20. Queues for the overall shopping center shall not extend into the public right-of-way as a result of the drive-thru operations on this site.
21. 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.

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a Site Development Plan Review request for a proposed commercial development including a Mini-Storage Facility, Full Service Car Wash, Restaurant with Drive Through and General Retail Tenant space on 4.49 acres located on the west side of Decatur Boulevard, approximately 149 feet south of Vegas Drive.

ISSUES

- A Car Wash, Full Service or Auto Detailing use is permitted in the C-1 (Limited Commercial) zoning district with the approval of Special Use Permit (22-0670-SUP1). Staff does not support the request.
- A Mini-Storage Facility use is permitted in the C-1 (Limited Commercial) zoning district with the approval of Special Use Permit (22-0670-SUP2). Staff does not support the request.
- A Waiver is requested to allow a blank expressionless building façade where the building design should incorporate patterns and materials that provide visual interest. Staff does not support the request.
- A Waiver is requested to allow a wash bay door to face the right-of-way where such is not allowed. Staff does not support this request.
- An Exception is requested to allow 15 interior parking area trees where 26 are required. Staff does not support the request.
- The proposed development is auto-centric and does not align with the City of Las Vegas 2050 Master Plan, which calls for transit-oriented development that is pedestrian friendly and designed to encourage public transportation modes by providing housing and storefronts aligned with the street frontage.
- A Condition of Approval has been added at the request of the FAA requiring compliance with the Clark County Department of Aviation.

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ANALYSIS

The subject 4.49-acre site is located within a 9.95-acre, one-lot commercial subdivision. It is currently undeveloped and subject to Title 19 development standards. The property is zoned C-1 (Limited Commercial) with a land use designation of TOD-2 (Transit-Oriented Development - Low). On August 18, 2021, the City Council approved entitlements for a Multi-Family Residential development on the western portion of the one-lot commercial subdivision. The applicant proposes to develop the eastern portion of the commercial subdivision with a 28,070 square-foot commercial development including a Mini-Storage Facility, Full Service Car Wash, Restaurant with Drive Through and General Retail tenant space.

Special Use Permit (22-0670-SUP1)

Per Title 19, a Car Wash, Full Service or Auto Detailing use is defined as, “An establishment that provides for the washing, cleaning, waxing or detailing of passenger vehicles, either by means of employees or by means of automated or semi-automated methods of cleaning, or by a combination thereof.” The proposed Car Wash meets this definition as the applicant proposes to operate an automated car wash with an area dedicated to vacuuming.

Minimum Special Use Permit Requirements:

1. Each wash bay shall have a stacking lane that will accommodate at least 6 cars.

This requirement is met, as the proposed stacking lane accommodates more than the required six cars.

The Car Wash, Full Service or Auto Detailing use is permitted in the C-1 (Limited Commercial) zoning district with the approval of a Special Use Permit. Staff finds the proposed Car Wash use does not align with the City of Las Vegas 2050 Master Plan, which calls for transit-oriented development at the subject site. In addition, the wash bay faces the right-of-way where such is prohibited. Therefore, staff recommends denial of requested Special Use Permit (22-0670-SUP1). If approved, it will be subject to conditions.

Special Use Permit (22-0670-SUP2)

Per Title 19, a Mini-Storage Facility is defined as, “A facility with enclosed storage space, divided into separate compartments no larger than 500 square feet in size, which is provided for use by individuals to store personal items or by businesses to store materials for operation of a business establishment.” The proposed Mini-Storage Facility meets this definition as the applicant proposes to rent out 173 enclosed storage unit spaces ranging in size from 50 square feet to 500 square feet.

Minimum Special Use Permit Requirements:

1. No more than one manager's security residence shall be permitted.

This requirement is met, as the submitted floor plan depicts one manager security residence.

2. All storage shall be within an enclosed building except for the storage of recreational vehicles, which shall be completely screened from view from surrounding properties and abutting streets.

This requirement is met as all storage is proposed to be within an enclosed building.

3. The following activities are prohibited on or from the premises of a mini-storage facility:
 - a. The conducting of a business (other than the mini-storage business itself and permitted accessory uses);
 - b. The retail sale of stored items;
 - c. The commercial repair of motor vehicles, boats, trailers and other like vehicles;
 - d. The operation of spray-painting equipment, power tools, welding equipment or other similar equipment;
 - e. The production, fabrication or assembly of products.

These requirements are met as the applicant has proposed to operate a Mini-Storage use at the subject site and none of the above is proposed.

4. The rental of single unit trucks and small utility trailers shall be permitted as an accessory use to a mini-storage facility, provided the business is conducted out of the same office as that of the mini-storage facility. No trucks or trailers shall be displayed in public view, and the combined total of all trucks and trailers stored on site shall not exceed a ratio of 2 trucks or trailers for each 100 storage units.

This requirement is met as the applicant has not proposed to offer vehicle rental services.

5. Truck and trailer storage shall be screened from streets and adjacent properties.

This requirement is met as no outdoor truck or trailer storage is proposed.

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4. When adjacent to a residential use, the exterior wall of the mini-storage shall be constructed of decorative block.

This requirement is not applicable as the subject site is not located adjacent to a residential use.

The Mini-Storage Facility use is permitted in the C-1 (Limited Commercial) zoning district with the approval of a Special Use Permit. The proposed building façade materials for the Mini-Storage Facility include stucco and decorative block. A Waiver of the Title 19.08 design standards is requested to allow blank and expressionless building façades for the Mini-Storage buildings as the east and west elevations are dominated with garage style roll-up doors and provide little to no visual relief in regards to varying materials, colors or elevation changes such as pop-outs. In addition, staff finds the proposed Mini-Storage use does not align with the City of Las Vegas 2050 Master Plan, which calls for transit-oriented development at the subject site. Therefore, staff recommends denial of requested Special Use Permit (22-0670-SUP2). If approved, it will be subject to conditions.

Site Development Plan Review (22-0670-SDR1)

The submitted plans depict a 28,070 commercial development consisting of a 173-unit Mini-Storage Facility, 3,900 square-foot car wash, and a 7,020 square-foot commercial building of which 5,020 square feet is proposed to be general retail tenant space and 2,000 square feet is proposed for a Restaurant with Drive Through. Both proposed drive through lanes provide a minimum of six stacking spaces and are screened in compliance with Title 19 requirements. Two ingress and egress access points are proposed from Decatur Boulevard.

All of the proposed buildings are single-story except for one building within the Mini-Storage area, which is two stories. It will feature a leasing office on the first floor and a manager's security residence on the second floor. The proposed building façade materials include stucco and decorative block. Waivers of Title 19 design standards are requested to allow a blank and expressionless building façade for the Mini-Storage buildings. 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.

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An Exception is requested to allow a reduction in the required interior parking area islands and trees. Pursuant to Title 19.08.110, landscape islands are required at the end of each row of parking spaces and one tree shall be planted for every six uncovered parking spaces. A total of 15 interior parking area trees are proposed where 26 are required. Staff does not support the request as one of the many goals listed in the City of Las Vegas 2050 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 has added conditions of approval requiring a diversification of planting materials in compliance with the recommendations of the Southern Nevada Regional Plant List. The proposed Texas Olive tree is on the list but does not qualify as a shade tree and is not appropriate for the subject development.

The subject site is located within the City of Las Vegas 2050 Master Plan Twin Lakes Area with a land use designation of TOD-2 (Transit Oriented Development - Low). The Twin Lakes area calls for redevelopment opportunities for transit-oriented development at older, vacant shopping centers existing along many of the major north-south arterial corridors including Rancho Drive, Decatur Boulevard, Jones Boulevard and Rainbow Boulevard. The subject site is located along Decatur Boulevard, which is a prime location for a transit-oriented development. The proposed Mini-Storage, Car Wash and Restaurant with Drive Through uses are auto-centric and not compatible with the City's vision for the subject site to incorporate housing and services geared towards the maximization of public transit. Directly adjacent to the subject site is a dedicated bus turn out lane which would have immediately supported a transit oriented development such as a mixed-use development. Instead the applicant is proposing an auto-centric development that will cater to passenger vehicles instead of pedestrians and public transit passengers which staff does not support. In addition, the multi-family proposed for the adjacent lot to the west is designed for seniors who typically do not drive and the commercial services proposed will not support pedestrian traffic and the future adjacent residents as the proposed development is not pedestrian friendly and caters to passenger vehicles.

Staff finds the proposed development does not align with the City of Las Vegas 2050 Master Plan and will not be compatible and harmonious with the existing and future development in the surrounding area. Therefore, staff recommends denial of all requested entitlements. If approved, they will be subject to conditions.

FINDINGS (22-0670-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 use cannot be conducted in a harmonious and compatible manner with existing and future development in the surrounding area as the City of Las Vegas 2050 Master Plan calls for transit-oriented development at the subject site.

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

The subject site can physically accommodate a Car Wash, Full Service or Auto Detailing 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 proposed use would be accessed from Decatur Boulevard, a Primary Arterial, which is adequate in size to accommodate the needs of the proposed use.

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.**

The proposed use does not align with the City of Las Vegas 2050 Master Plan, which calls for transit-oriented development at the subject site. 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.**

The proposed use meets all minimum Special Use Permit requirements listed in Title 19.

FINDINGS (22-0670-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.**

The proposed use cannot be conducted in a harmonious and compatible manner with existing and future development in the surrounding area as the City of Las Vegas 2050 Master Plan calls for transit-oriented development at the subject site.

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

The subject site can physically accommodate a Mini-Storage Facility 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 proposed use would be accessed from Decatur Boulevard, a Primary Arterial, which is adequate in size to accommodate the needs of the proposed use.

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.**

The proposed use does not align with the City of Las Vegas 2050 Master Plan, which calls for transit-oriented development at the subject site. 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.**

The proposed use meets all minimum Special Use Permit requirements listed in Title 19.

FINDINGS (22-0670-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 adjacent development in the area as evident by the requested Waivers and Exceptions of Title 19 building design and interior landscape requirements.

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

The proposed development does not align with the City of Las Vegas 2050 Master Plan, which calls for transit-oriented development at the subject site. Waivers and Exceptions of Title 19 building design and interior landscape requirements are requested which is not consistent with Title 19 or the Master Plan.

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

The proposed development would be accessed from Decatur Boulevard, a Primary Arterial, which is adequate in size to accommodate the needs of the proposed use.

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

The primary building façade materials of stucco and decorative block are appropriate for the area and for the City, but do not meet the minimum requirements for incorporate patterns and materials that provide visual interest. The proposed planting materials 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;**

The proposed building elevations are not harmonious nor compatible with the development in the area. Waivers are requested of building design requirements. The proposed Mini-Storage Facility buildings are primarily decorative block with no variation in color or patterns and materials that provide visual interest. The proposed Car Wash building proposes a bay door that faces the right-of-way where such is prohibited.

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 and licensing requirements, thereby protecting the public health, safety and general welfare.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by Planning, Fire, Bldg., etc.</i>	
01/29/09	A Final Map (FMP-30176) recorded for a one-lot commercial subdivision on 9.95 acres adjacent to east side of North Decatur Boulevard, approximately 190 feet south of Vegas Drive.
11/19/08	The City Council approved a request for a Variance (VAR-29654) to allow a four-foot setback on the north and south property lines where 10 feet is required on 13.36 acres on the west side of Decatur Boulevard, approximately 150 feet south of Vegas Drive The Planning Commission recommended approval.
	The City Council approved a request for a Variance (VAR-29657) to allow a reduction of 34 parking spaces for 45 Senior Citizen Apartments on 13.36 acres on the west side of Decatur Boulevard, approximately 150 feet south of Vegas Drive The Planning Commission recommended approval.

<i>Related Relevant City Actions by Planning, Fire, Bldg., etc.</i>	
11/19/08	The City Council approved a request for a Major Amendment (SDR-29651) to an approved Site Development Plan Review (SDR-27965) to increase the number of residential units from 416 to 461 within an additional floor with no additional height with Waivers to allow a zero-foot landscape buffer along a portion of the north perimeter where eight feet is required and to allow a zero-foot landscape buffer along a portion of the south perimeter where six feet is required on 13.36 acres on the west side of Decatur Boulevard, approximately 150 feet south of Vegas Drive. The Planning Commission recommended approval.
08/14/08	The Planning Commission approved a request for a Tentative Map (TMP-27963) for a one-lot commercial subdivision on 9.98 acres adjacent to Decatur Boulevard, approximately 150 feet south of Vegas Drive.
07/16/08	The City Council approved a request for a Variance (VAR-27964) to allow 640 parking spaces where 696 spaces are required on 13.36 acres on the west side of Decatur Boulevard, approximately 150 feet south of Vegas Drive. The Planning Commission recommended approval.
	The City Council approved a request for a Special Use Permit (SUP-28101) for proposed Senior Citizen Apartments on the west side of Decatur Boulevard, approximately 150 feet south of Vegas Drive. The Planning Commission recommended approval.
	The City Council approved a request for a Special Use Permit (SUP-28102) to allow an 11-story 135-foot building where 105 feet is the maximum height allowed in the Airport Overlay District on the west side of Decatur Boulevard, approximately 150 feet south of Vegas Drive. The Planning Commission recommended approval.
	The City Council approved a request for a Site Development Plan Review (SDR-27965) for a proposed 11-story, 416-unit Senior Citizen Apartment Development with 56,150 Square feet of commercial, 47,700 square feet of Government Facilities (Fire Station) and a park with a Waiver of the Residential Adjacency Standard to allow approximately 183 feet where 405 feet is required and a Waiver to allow a six-foot wide landscape buffer on the southern portion of the site where eight feet is required on 13.36 acres on the west side of Decatur Boulevard, approximately 150 feet south of Vegas Drive. The Planning Commission recommended approval.
05/08/12	The Planning Commission approved Site Development Plan Review (SDR-44962) for a proposed apartments and senior citizen apartments development on the west side of Decatur Boulevard and the west side of Laurelhurst Drive, approximately 150 feet south of Vegas Drive. Staff recommended approval.

<i>Related Relevant City Actions by Planning, Fire, Bldg., etc.</i>	
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. The Planning Commission and staff recommended approval.
08/18/21	The City Council approved Special Use Permit (21-0317-SUP1) for a proposed multi-family residential use on the west side of Decatur Boulevard, approximately 345 feet north of Westmoreland Drive. The Planning Commission and Staff recommended approval.
	The City Council approved Site Development Plan Review (21-0317-SDR1) for a 144-unit multi-family development consisting of two, four-story buildings on the west side of Decatur Boulevard, approximately 345 feet north of Westmoreland Drive. The Planning Commission and Staff recommended approval.
03/06/23	Code Enforcement Case #CE23-01266 was opened regarding trash/debris at the subject site. The case was resolved as of 05/04/23.
06/13/23	<p>The Planning Commission voted (5-1-0) to recommend APPROVAL of the following Land Use Entitlement project requests on 4.49 acres on the west side of Decatur Boulevard, approximately 149 feet south of Vegas Drive (APNs 138-25-518-003 and 006), C-1 (Limited Commercial) Zone, Ward 5 (Crear)</p> <p>22-0670-SUP1 - SPECIAL USE PERMIT - FOR A PROPOSED CAR WASH, FULL SERVICE OR AUTO DETAILING USE</p> <p>22-0670-SUP2 - SPECIAL USE PERMIT - FOR A PROPOSED MINI-STORAGE FACILITY USE</p> <p>22-0670-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED 28,070 SQUARE-FOOT COMMERCIAL DEVELOPMENT CONSISTING OF A 173-UNIT MINI-STORAGE FACILITY, CAR WASH, RESTAURANT WITH DRIVE THROUGH AND COMMERCIAL SHELL BUILDING WITH WAIVERS OF BUILDING DESIGN REQUIREMENTS</p>

<i>Most Recent Change of Ownership</i>	
10/28/09	A deed was recorded for a change in ownership. (APN: 138-25-518-003)
09/25/00	A deed was recorded for a change in ownership. (APN: 138-25-518-006)

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Related Building Permits/Business Licenses

There are no related building permits/business licenses of note.

Pre-Application Meeting

11/15/22	Staff conducted a pre-application meeting with the applicant where the submittal requirements and deadlines were reviewed for a proposed commercial development.
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Neighborhood Meeting

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

Field Check

05/04/23	Staff conducted a routine field check and found a fenced in, undeveloped area. No issues were noted.
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Details of Application Request
Site Area

Net Acres	4.49
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Surrounding Property	Existing Land Use Per Title 19.12	Planned or Special Land Use Designation	Existing Zoning District
Subject Property	Undeveloped	TOD-2 (Transit Oriented Development - Low)	C-1 (Limited Commercial)
North	Auto Repair Garage, Minor	TOD-2 (Transit Oriented Development - Low)	C-1 (Limited Commercial)
	General Retail Store, Other Than Listed		
South	Shopping Center	TOD-2 (Transit Oriented Development - Low)	C-1 (Limited Commercial)
East	City Park	PR-OS (Park / Recreation / Open Space)	C-V (Civic)
	Government Facility	PF (Public Facilities)	
West	Multi-Family Residential	M (Medium Density Residential)	R-3 (Medium Density Residential)

Master and Neighborhood Plan Areas	Compliance
Las Vegas 2050 Master Plan Area: Twin Lakes	N*
Special Area and Overlay Districts	Compliance
A-O (Airport Overlay) District (105 Feet)	Y
Other Plans or Special Requirements	Compliance
Trails	N/A
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

**The proposed development does not align with the City of Las Vegas 2050 Master Plan, which calls for transit-oriented development for the subject site.*

DEVELOPMENT STANDARDS

Pursuant to Title 19.08, the following standards apply:

Standard	Required/Allowed	Provided	Compliance
Min. Setbacks			
• Front	10 Feet	124 Feet	Y
• Side	10 Feet	64 Feet	Y
• Rear	20 Feet	20 Feet	Y
Max. Lot Coverage	50%	15%	Y
Max. Building Height	N/A	31 Feet	N/A
Trash Enclosure	Screened, Gated, w/ a Roof or Trellis	Screened, Gated, w/ a Roof or Trellis	Y
Mech. Equipment	Screened	Screened	By Condition

Pursuant to Title 19.08, the following standards apply:

Landscaping and Open Space Standards				
Standards	Required		Provided	Compliance
	Ratio	Trees		
Buffer Trees:				
• North	1 Tree / 30 Linear Feet	16 Trees	18 Trees	Y
• South	1 Tree / 30 Linear Feet	17 Trees	24 Trees	Y
• East	1 Tree / 20 Linear Feet	18 Trees	16 Trees	Y*
• West	1 Tree / 20 Linear Feet	20 Trees	20 Trees	Y

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Standards	Required		Provided	Compliance
	Ratio	Trees		
TOTAL PERIMETER TREES		74 Trees	72 Trees	Y*
Parking Area Trees	1 Tree / 6 Uncovered Spaces, plus 1 tree at the end of each row of spaces	26 Trees	15 Trees	N**
LANDSCAPE BUFFER WIDTHS				
Min. Zone Width				
• North	8 Feet		8 Feet	Y
• South	8 Feet		8 Feet	Y
• East	15 Feet		15 Feet	Y
• West	8 Feet		20 Feet	Y

*A condition of approval will be added requiring trees be planted 20-foot on center adjacent to Decatur Boulevard.

**An Exception is requested to allow a reduce amount of interior parking area trees.

Street Name	Functional Classification of Street(s)	Governing Document	Actual Street Width (Feet)	Compliance with Street Section
Decatur Boulevard	Primary Arterial	Master Plan of Streets and Highways Map	123	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	
Mini-Storage Facility	173 units	1:50 units, plus a minimum of 5 spaces on the exterior	9				

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Use	Gross Floor Area or Number of Units	Required			Provided		Compliance
		Parking Ratio	Parking		Parking		
			Regular	Handi-capped	Regular	Handi-capped	
Restaurant	1,150 SF (public seating/ waiting)	1:50 SF of public seating/w aiting plus 1:200 SF remaining GFA	31				
	1,450 SF (Back Of House)						
Car Wash, Full Service or Auto Detailing	755 SF	1:150 SF of GFA	6				
General Retail, Other than Listed	5,020 SF	1:175 SF of GFA	29				
TOTAL SPACES REQUIRED			75		84	Y	
Regular and Handicap Spaces Required			72	3	78	6	Y
Loading Spaces	<10,000 SF		1		1		Y

Waivers		
Requirement	Request	Staff Recommendation
Building design shall provide variation in color or patterns and materials that provide visual interest.	To allow a blank expressionless building façade for the Mini-Storage Facility buildings.	Denial
If service or wash bay doors are provided, openings to the bay doors shall not face public rights-of-way and shall be designed to minimize the visual intrusion into adjoining properties.	To allow a wash bay door to face the public right-of-way.	Denial

<i>Exceptions</i>		
<i>Requirement</i>	<i>Request</i>	<i>Staff Recommendation</i>
Provide one tree per six uncovered parking space and one at the end of each row of parking spaces (26).	To allow 15 interior parking area trees.	Denial