



Planning Commission Agenda Item

Date: April 10, 2024

Item No: 17

TO: Planning Commission

FROM: Alfredo Melesio, Jr., AICP, EDFP, Director of Land Development & Community Services
Prepared By: Sharianne Dotson, Planner

SUBJECT: FDP-02-2024 PROPOSED TROPICAL AND LAMB FINAL DEVELOPMENT PLAN. Applicant: Tropical Lamb Series of Doumani Dev, LLC. Request: A Final Development Plan in a PUD (Planned Unit Development District) to Develop a Commercial Center, on 9.63 Acres. Location: Southwest Corner of Lamb Boulevard and Azure Avenue. (APN 123-30-601-018). Ward 1. (For Possible Action)

RECOMMENDATION: APPROVE WITH CONDITIONS

PROJECT DESCRIPTION:

The applicant is requesting Planning Commission approval for a Final Development Plan to develop a commercial center in a PUD, Planned Unit Development. The subject site is 7.96 acres in area and located at the southwest corner of Lamb Boulevard and Azure Avenue. The Comprehensive Master Plan land use designation is Community Commercial.

BACKGROUND INFORMATION:

Previous Action
On February 8, 2023, Planning Commission approved a Final Development Plan (FDP-27-2022) to develop a convenience food store with gas pumps and a vehicle washing establishment.
On February 8, 2023, Planning Commission approved a special use permit (SUP-62-2022) to allow a vehicle washing establishment.
On November 9, 2022, Planning Commission approved tentative map (T-Map-21-2022) to allow a 1-lot, commercial subdivision.
On March 17, 2021, City Council approved Ordinance No. 3063 (ZN-27-2020) a property reclassification from a C-2 (General Commercial District) to a PUD (Planned Unit Development District), consisting of an approximate 19 acre, 98-lot, single-family subdivision and a 9.6 acre commercial development containing a convenience food store with gas pumps.
On April 18, 2018, City Council approved an amendment to the Comprehensive Master Plan (AMP-06-18) to change the land use designation from Multi-Family to Community

Commercial.

RELATED APPLICATIONS:

Application #	Application Request
N/A	

GENERAL INFORMATION:

	Land Use	Zoning	Existing Use
Subject Property	Community Commercial	PUD, Planned Unit Development District	Undeveloped
North	Single Family Medium	R-CL, Single-Family Compact Lot Residential District	Existing Single-Family Residential
South	Community Commercial	PUD, Planned Unit Development District	Undeveloped (Future Commercial)
East	Single Family Low	PUD, Planned Unit Development District	Existing Single-Family Residential
West	Single Family Medium	PUD, Planned Unit Development District	Existing Single-Family Residential

DEPARTMENT COMMENTS:

Department	Comments
Public Works:	See attached memorandum.
Police:	No Comment.
Fire:	No Comment.
Clark County School District:	No Comment.
Clark County Department of Aviation:	No Comment.

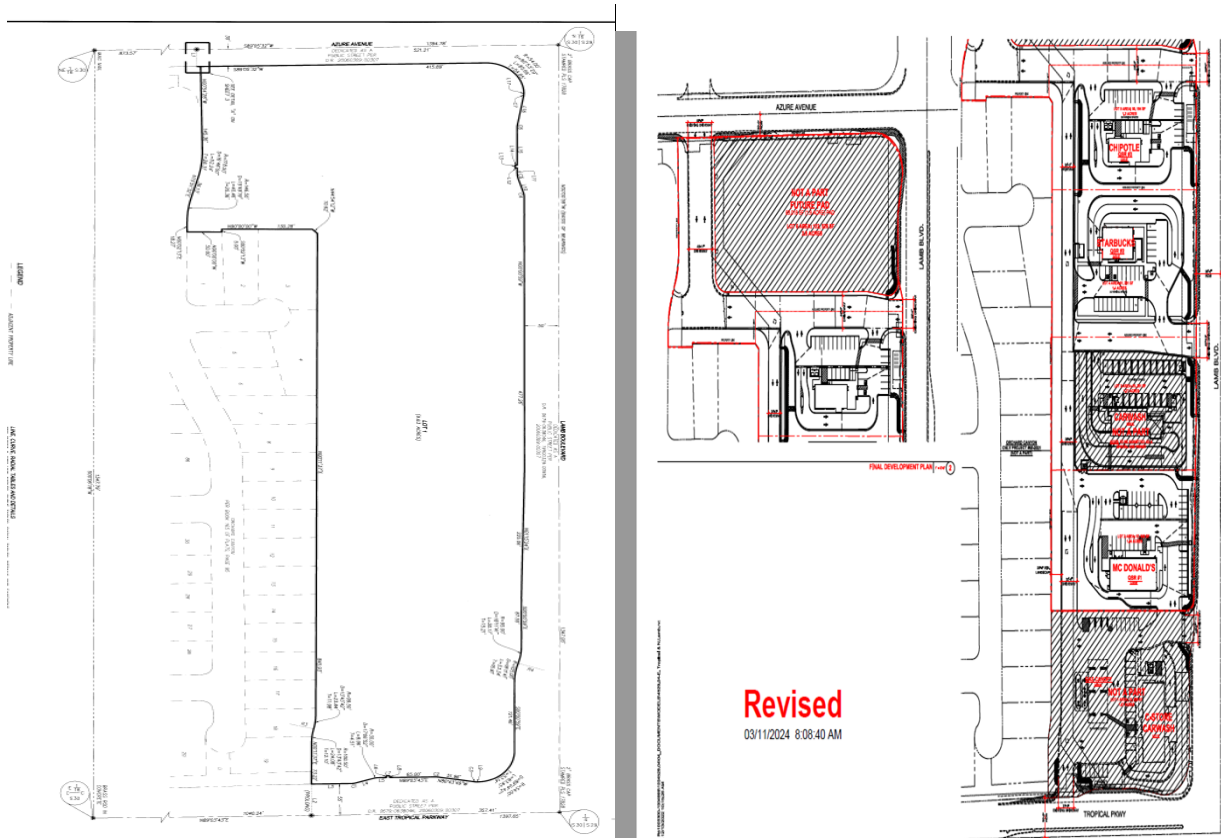
ANALYSIS:

The applicant is requesting Planning Commission approval of a Final Development Plan to develop a commercial center within a PUD, Planned Unit Development. The Comprehensive Master Plan land use designation is Community Commercial. The subject site is 7.96 acres located at the southwest corner of Lamb Boulevard and Azure Avenue. The proposed final development plan is for a portion of the commercial center for; three (3) quick serve restaurants with drive-thrus. The submitted final development plan also contains a carwash indicated as "Carwash Not a Part" and an 83,018 square foot pad indicated as "Lot 6 Not a Part Future Pad". These two buildings/uses are not

considered with this application and will require future entitlements.

Previously a request was submitted for a property reclassification (ZN-27-2020) from C-2, General Commercial District to a PUD, Planned Unit Development District. The request was approved by City Council and included a convenience food store with gas pumps as a permitted use. In addition, a final development plan (FDP-27-2022) was approved a Planning Commission in February 2023 for the convenience food store with gas pumps and also included a vehicle washing establishment (SUP-62-2022) which was approved by Planning Commission in February 2023. This is identified as “Not a Part” on the proposed final development plan located at the northwest corner of Tropical Parkway and Lamb Boulevard.

The proposed final development plan submitted is very similar to the preliminary development plan submitted and approved with the PUD (ZN-27-2020). Per the final development plan access to the proposed commercial center will be from one (1) existing driveway on Azure Avenue, three (3) existing driveways on Lamb Boulevard and one (1) existing driveway on Tropical Parkway. The final development plan indicates a drive aisle of a minimum width of 24 feet adjacent to the residential to the west for the circulation within the commercial center.



The building elevations provided for the three (3) quick serve restaurants with drive-thru;

McDonald's (QSR#1): is a 4,445 square foot building with an overall building height of 19 feet to the top of the parapet. The exterior finish is a cement plank siding with metal awnings over the main entrance and the drive-thru pick up window and exterior sconce lights on all elevations. There should be a stacked stone veneer component to match the existing convenience food store for an overall cohesive design for the commercial center. This is minor and can be addressed during the building permit process. Starbucks (QSR#2): is a 2,933 square foot building with an overall building height of 18 feet to top of the parapet and a three (3) foot metal screening above the parapet for the roof mounted equipment. The exterior finish is stucco with stacked stone veneer and a metal canopy over the main entrance and patio area, a metal awning over the drive-thru pick up window and exterior sconce lights on all elevations. The colors appear to be in compliance with the commercial design standards for earth tones and incorporated the stacked stone veneer component to match the existing convenience food store. This will contribute to an overall cohesive design for the commercial center. Chipotle (QSR#3): is a 2,304 square foot building with an overall building height of 19 feet to top of the parapet with a one (1) foot tower architectural feature above the parapet at the drive-thru window. The exterior finish is stucco with stacked stone veneer and a metal awning over the drive-thru pick up window. The colors appear to be in compliance with the commercial design standards for earth tones and incorporated the stacked stone veneer component to match the existing convenience food store. This will contribute to an overall cohesive design for the commercial center. Any modifications needed to the proposed elevations can be addressed during the building permit process.

The proposed final development plan indicates that the three (3) proposed buildings have the required trash enclosures. The elevation for the trash enclosure were not submitted. Trash enclosures are required to use similar materials and color palette as the principal building, include a roof and six (6) foot landscape planters on both sides of the trash enclosure. The trash enclosure elevations can be addressed during the building permit process.

The landscape plan provided by the applicant (Sheet L1) depicts proposed landscaping for the entire commercial center, however, it should be noted that only the landscaping for the 7.96 acres for the commercial center is part of this application. Commercial developments of five acres in size or greater shall provide a minimum of 50 square feet of plaza space for each one acre of land. The proposed commercial development should provide an approximate 400 square foot plaza. The plaza can be addressed during the building permit process.

The proposed landscape plan indicates approximately 15 to 20 feet of perimeter landscaping, which includes an existing five (5) foot wide sidewalk adjacent to Azure Avenue and Lamb Boulevard, which is in compliance with the design standards. The proposed final development plan also includes the required twenty (20) foot landscape buffer along the west property line from the residential development. Trees located within the twenty (20) foot landscape buffer to the residential are spaced approximately ten (10) feet on center. All landscaped areas should provide 50% ground coverage, excluding

trees, within two years of planting to comply with the municipal code.

The proposed landscape plan provided indicates parking lot landscaping; however, foundation landscaping was not indicated and is required. The required foundation landscaping is six (6) feet at the entrance to the building and at least three (3) feet of foundation landscaping where parking spaces are located at the sides of the building. Landscape islands are required at the ends of all parking rows and as screening around the trash enclosure. The submitted landscape has landscaping at the end of the parking rows; however, it is missing on both sides of the trash enclosures. All landscaped areas should provide 50% ground coverage within two years of planting to comply with the municipal code. This is minor and can be addressed during the building permit process.

The submitted final development plan indicates 147 parking spaces for the site not including the "Lot 6 area" which will require a separate final development plan and separate parking. The three (3) proposed quick serve restaurants with drive-thru require 106 parking spaces. The required amount of parking for the proposed uses has been provided. In addition, the required parking spaces for two (2) "Not a part" uses has also been provided, therefore, the 147 parking spaces complies with code requirements. The proposed final development plan indicates two (2) bicycle parking spaces per building for a total of 10 bicycle parking spaces where two (2) bicycle parking spaces are required. In addition, the stacking space for a restaurant, fast food is eight (8) spaces including the space at the pick up window. The final development plan indicates that one (1) of the buildings are in compliance the other two need to provide additional stacking space. This is minor and can be addressed during the building permit process.

The final development plan appears to comply with ZN-27-2020 (Ordinance No. 3063). The proposed request is generally consistent with the requirements of the Commercial Design Standards with some minor changes. The proposed request is compatible with the surrounding land uses of existing single-family residential and should not create a negative impact on the neighborhood. Staff recommends approval of the final development plan subject to conditions.

CONDITIONS:

Planning and Zoning:

1. Unless expressly authorized through a variance, waiver or another approved method, this development shall comply with all applicable codes and ordinances.
2. The required foundation landscaping of six (6) feet at the entrance to the building and at least three (3) feet of foundation landscaping where parking spaces are located at the sides of the building shall be provided.

3. All trash enclosures shall use similar materials and color palette as the principal building with six (6) feet landscape islands required on both sides of the trash enclosure.
4. All building elevations shall be in compliance with the commercial design standards for earth tones in addition, should contain a stacked stone veneer component to match the existing convenience food store for an overall cohesive design for the commercial center.
5. The proposed commercial development should provide approximately 400 square feet of plaza space for the use of their customers.

Public Works:

6. If the property is subdivided in the future, the applicant must submit a commercial subdivision map.
7. A revocable encroachment permit for landscaping within the public right-of-way is required, if applicable.

ATTACHMENTS:

Public Works Memorandum
Letter of Intent
Ordinance No. 3063
Final Development Plan
Building Elevations
Landscape Plan
Clark County Assessor's Map
Location and Zoning Map