



# Planning Commission Agenda Item

Date: November 08, 2017  
Item No: 9.

**TO:** Planning Commission

**FROM:** Alfredo Melesio, Jr., AICP, Director Land Development & Community Services  
Prepared By: Marc Jordan

**SUBJECT: FDP-08-17 (60276) VEGAS TRADE VILLAGE.** Applicant: James Liu. Request: A final development plan in an M-2 (General Industrial District) to develop a convenience food store with gas pumps; car wash; fast food restaurant; bank; and approximately 18 live/work (retail, showroom, warehouse, and accessory dwelling units). Location: Northeast corner of Cheyenne Avenue and Commerce Street. (APN 139-10-801-001). (For possible action)

**RECOMMENDATION:**

The Land Development and Community Services Department recommends that FDP-08-17 be approved subject to conditions listed.

**GENERAL INFORMATION:**

Comprehensive Plan:	Heavy Industrial
Existing land use and zoning:	Undeveloped; M-2, General Industrial District
Surrounding land use and zoning:	<u>North:</u> Office/Warehouse and Industrial; M-2, General Industrial District <u>East:</u> Industrial; M-2, General Industrial District <u>South:</u> Republic Services Facilities and Industrial; M-2, General Industrial District <u>West:</u> Republic Services Recycling Facility; M-2, General Industrial District

**BACKGROUND INFORMATION:**

The applicant is requesting Planning Commission approval for a final development plan that would consist of phases one and two, according to the phasing plan submitted as part of the approved Development Agreement. According to the proposed site plan, the convenience food store with gas pumps and an attached fast food restaurant and associated car wash are located near the corner of Cheyenne Avenue and Commerce Street. The gas canopy containing eight fueling islands is located in front of the store near Cheyenne Avenue. The proposed bank is located east of the convenience food store. Approximately 74 parking spaces are located within the area of the convenience food store, fast food restaurant, car wash, and bank.

The site plan also shows that 18 live/work (retail, showroom, warehouse, and accessory dwelling units) are proposed north of the convenience food store. Two of the live/work units will

be constructed as models for the development. Approximately 73 parking spaces are shown in the area of the live/work units.

The proposed convenience food store, fast food restaurant, car wash, and bank comply with the parking requirements of the Zoning Ordinance. Between these uses, approximately 67 parking spaces are required, where approximately 74 parking spaces are proposed. In regards to the 18 live/work units, approximately 73 parking are proposed, which complies with the requirements that were discussed when the Development Agreement was approved. The subject site is projected to have 264 live/work units. Each unit would consist of a 600 square foot warehouse, a 600 square foot showroom/retail area, and an accessory dwelling unit. In total approximately 158,400 square feet of warehousing and 158,400 square feet of showroom/retail space is proposed for the live/work component. Therefore, staff agreed that parking for the warehousing could be aggregated together and calculated under the warehousing requirements, which is one space per 2,000 square feet of floor area. In addition, staff also supported aggregating the showroom/retail space and calculating this area as primarily wholesale sales, which requires one parking space per 400 square feet of floor area. Furthermore, it was agreed upon that one parking space per dwelling unit would be required. As a result, sufficient parking has been provided for the live/work units.

Landscaping, ranging in depth from 25 feet to 27 feet is proposed next to Commerce Street. Landscaping, ranging in depth from 25 feet to 30 feet is also proposed next to Cheyenne Avenue. Additional landscaping adjacent to both sides of the drive aisle from Commerce Street and the drive aisle next to Cheyenne Avenue is also shown on the landscaping plan. Furthermore, landscaped islands throughout the site and tree wells in the area of the live/work units are also shown on the landscaping plan. The preliminary landscape plan also shows two rows of off-set trees along Commerce Street, one row of trees along Cheyenne Avenue, and additional trees throughout the site.

Building elevations have been submitted for the buildings proposed in phases one and two. The elevations for the proposed convenience food store and fast food restaurant indicate a stucco exterior with various stucco accents at the base and upper portions of the building. The overall height will vary between 23 and 26 feet. Metal canopies are also proposed at the entrance to each use. The proposed car wash also consists of a stucco exterior. The proposed gas canopy shows steel columns and a painted metal canopy.

The building elevations submitted for the bank indicate stone tiles with a band of stucco for the front elevation. The sides and rear elevations show a combination of stucco and stone tiles. The building is approximately 23 feet in height.

The building elevations submitted for the live/work units show a stucco finish as the primary material for the front of the building with a French Limestone Black Forest wainscoting. A metal trellis awning is proposed for the upper story windows, and a metal canopy is proposed for the front entry. A pitched standing seam metal roof is proposed for a majority of the building with a flat roof proposed for the rear of the building.

On October 21, 2015, the City Council approved Ordinance 2731 which approved a new Development Agreement for the subject site. The approved Development Agreement allows the subject site to be developed with various uses consisting of the following: a convenience food

store, car wash, bank, fast food restaurant, sit down restaurants, hotel, convention center, retail/showrooms with warehouse units with attached accessory dwelling units, distribution center, and common open space. The Development Agreement was later amended by the City Council on March 1, 2017, per Ordinance 2805.

Furthermore, on July 6, 2016, the City Council approved a request (VAC-04-16) to vacate Colton Avenue and a portion of Goldfield Street adjacent to the proposed development. In addition, on August 2, 2017, the City Council approved another vacation request (VAC-09-17) removing the remaining portion of Goldfield Street. A commercial Tentative Map (T-1382) was also approved by the Planning Commission on May 11, 2016.

**DEPARTMENT COMMENTS:**

Public Works:	Please see the attached memorandum.
Police:	No comment.
Building Division:	Please see the attached memorandum.
Fire:	Please see the attached memorandum.

**ANALYSIS**

The notes on the site plan indicate that nine (9) live/work units would consist of a 600 square foot retail space, in addition to the warehouse space and accessory dwelling unit. The remaining nine (9) live/work units would consist of 600 square foot showroom space in addition to the warehouse space and accessory dwelling unit. However, according to the approved Development Agreement, each live/work unit is only allowed to have a 600 square foot showcase/showroom component. Any retail space within this area cannot exceed 200 square feet. Essentially, each live/work unit, is allowed to have a showroom/showcase space that is 600 square feet in size, with 400 square feet devoted to a showroom area, and the remaining area, 200 square feet may be devoted to retail. While this does not affect the site plan, any mapping and development will need to comply with these requirements.

The building elevations indicate that a mezzanine is proposed within the accessory dwelling unit. According to the applicant's representative, the mezzanine is approximately 231 square feet in size, and could be used as storage. According to the 2012 International Residential Code (IRC), "mezzanine, loft" is defined as follows:

"An intermediate level or levels between the floor and ceiling of any story with an aggregate floor area of not more than one-third of the area of the room or space in which the level or levels are located."

As a result, the proposed mezzanine is less than one-third of the floor area above the accessory dwelling unit. Therefore, it would not be considered as a third story to the proposed development. However, it is important to note, that this area cannot be used or converted to living space, as the Development Agreement limits the living space to no more than 800 square feet in size.

The building elevations indicate that an outdoor terrace is proposed for each live/work unit. The Development Agreement states that “any exterior balcony attached to or otherwise connected with any Accessory Unit shall be for aesthetic or garden purposes only and shall not be used for outdoor sitting or storage.” The building elevations indicate the terrace has a depth of four (4) feet. As a result, this area may not be conducive to outdoor living or storage.

Access to the accessory dwelling unit is required to be located within showroom/retail or warehouse component. While specific floor plans were not submitted with this request, according to the site plan, access to the dwelling unit component appears to be within the interior of the live/work units. Furthermore, the proposed building elevations do not indicate exterior access to the dwelling unit.

According to the original preliminary development plan, the proposed bank was originally proposed to be located at the corner of Cheyenne Avenue and Commerce Street. The convenience food store, fast food restaurant, and car wash were proposed east of the bank. However, the final development plan shows these uses reversed. However, staff considers this a minor amendment that can be reviewed with this request.

The proposed development is required to provide 30,000 square feet of open space, which is proposed primarily in the area of the hotel and convention center. In addition, 90,000 square feet of pedestrian priority area along the retail front of the development is required. The site plan indicates that pedestrian priority areas of approximately 15 feet in width are proposed in front of the live/work units, and approximately 10 to 15 feet is proposed along the sides of the live/work units. This area is approximately 7,520 square feet in size. As a result, while this only encompasses the first two phases of the entire development, when completed, all pedestrian priority areas should be provided and should meet the requirements established in the Development Agreement.

The applicant has indicated that 24-inch box trees, spaced approximately 25 feet on center are proposed within the pedestrian priority areas. However, these trees should be spaced at 20 feet on center as well as in all other interior landscaped areas. In addition, while not shown on the site plan, six feet of foundational landscaping is required in front of the convenience food store, fast food restaurant, and bank. Furthermore, landscaped diamonds are required for every three parking spaces when parking rows front each other. There are sufficient areas on the site plan to make the necessary adjustments to install the required landscaping without major modifications to the site plan. As a result, staff considered these adjustments as minor amendments, which can be reviewed with the final landscaping plan that will be required as part of the building permit.

The site plan shows pedestrian linkages (walkways) between the commercial uses fronting Cheyenne Avenue and the live/work units north of these commercial uses. These pedestrian linkages should be visually distinct from the driving surface by the use of pavers, bricks, or stamped concrete.

It should be noted that the approved tentative map (T-1382) is for a two-lot commercial subdivision. The area where the live/work units are proposed may require additional mapping to allow the selling of the individual live/work units. According to the Development Agreement,

Occupancy Permits will not be granted until appropriate mapping has been completed. Furthermore, all landscaped buffers must be installed and constructed for each phase prior to the issuance of a Certificate of Occupancy.

## **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. That all lands, areas, uses, and open spaces are to be developed and maintained per the Development Agreement for the Huanghai Project (*Vegas Trade Village*) approved by the City Council on October 21, 2014 per Ordinance 2731, and later amended by the City Council on March 1, 2017, per Ordinance 2805.
3. The mezzanine area may only be utilized as storage. Any use or conversion of this area as living space shall be prohibited.
4. Trees within the pedestrian priority areas, and other interior landscaped areas shall be spaced at 20 feet on center.
5. Six feet of foundational landscaping shall be provided in front of the convenience food store, fast food restaurant, and bank. Furthermore, landscaped diamonds shall be provided for every three parking spaces for parking rows that front each other.
6. Pedestrian linkages (walkways) through the parking lot or drive aisles, shall utilize pavers, bricks, or stamped concrete to distinguish the pedestrian linkages (walkways) from the driving surface.
7. The gas canopy shall match the convenience food store in design, using similar materials and colors.

## **ATTACHMENTS:**

Public Works Memorandum  
Building Division Memorandum  
Fire Prevention Memorandum  
Letter of Intent  
Site Plan  
Preliminary Landscaping Plan  
Site Rendering  
Building Renderings  
Building Elevations  
Clark County Assessor's Map  
Location and Zoning Map