



Planning Commission Agenda Item

Date: April 14, 2021

Item No: 24.

TO: Planning Commission

FROM: Marc Jordan, Director Land Development & Community Services
Prepared By: Robert Eastman

SUBJECT: FDP-02-2021 CAREY & REVERE RETAIL BUILDING. Applicant: LF Investments, LLC. Request: A final development plan in a PUD / PID (Planned Unit Development District / Planned Infill Development District) to develop a retail commercial building. Location: Northeast corner of Revere Street and Carey Avenue. (For possible action)

RECOMMENDATION: APPROVAL WITH CONDITIONS

PROJECT DESCRIPTION: (APN 139-15-401-006).

The applicant is requesting Planning Commission approval for a Final Development Plan in the PUD /PID, Planned Unit Development / Planned Infill District to develop an 8,384 square foot commercial retail building on approximately 1.22 net acres located at the northeast corner of Carey Avenue and Revere Street. The Comprehensive Plan Land Use designation for the subject site is Single-Family Medium.

BACKGROUND INFORMATION:

Previous Action
Ordinance No. 3044 (ZN-13-2020) was approved by City Council on October 7, 2020.
AMP-08-2020 was approved by City Council on October 7, 2020 to amend the Comprehensive Master Plan Land Use Designation for the subject site from Single- Family Medium to Neighborhood Commercial.

RELATED APPLICATIONS:

Application #	Application Request
N/A	

GENERAL INFORMATION:

	Land Use	Zoning	Existing Use
Subject Property	Neighborhood Commercial	PUD / PID, Planned Unit Development / Planned Infill District	Undeveloped
North	Single-Family Medium	R-1, Single-Family Low Residential District	Single-Family Residential
South	Single-Family Medium	PID / PUD, Planned Infill Development / Planned Unit Development District	Undeveloped
East	Single-Family Medium	R-1, Single-Family Low Residential District	Single-Family Residential
West	Single-Family Low	R-1, Single-Family Low Residential District	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 consideration for a Final Development Plan to develop an 8,384 square foot commercial / retail building within the PUD / PID, Planned Unit Development / Planned Infill District. The subject site consists of one parcel that is approximately 1.22 net acres. The subject site is located at the northeast corner of Carry Avenue and Revere Street.

The development is a single 8,384 square foot commercial retail building. The submitted preliminary development plan depicts a single building with two access drives. One driveway is located on Carey Avenue and one is located on Revere Street. The proposed building is setback 44 feet from the neighboring residential homes to the east and 55 feet from the residential to the north. As part of the original PUD / PID approval the site plan is allowed to provide a 10 foot landscape buffer adjacent to the

residential to the east and north. To help mitigate the reduction of the landscape buffer, the applicant is providing two offsetting rows of trees (mondel pines) planted 20 feet on center. The final development plan contains ten feet of landscaping adjacent to Carey Avenue and Revere Street with a five foot sidewalk. The sidewalk is against the curb and is not located within the middle of the landscaping. The sidewalk is existing and is mostly permanent. A portion of the sidewalk along Carey Avenue is temporary asphalt paving, which must be removed and replaced with a concrete sidewalk.

The final development plan provides 55 off-street parking spaces and two bicycle racks. The proposed retail building requires a total of 44 spaces for both the retail area and outdoor patio areas. Architecturally, the building is a sand finished stucco building with a flat roof. The building contains wood cladding accents and a cornice element for architectural enhancements. The building is 28'8" in height to the top of the entry parapet areas. The building also contains a large overhang / patio area for potential outdoor dining areas. Proposed colors appear to be beige and browns which are in compliance with the Commercial Design Standards.

The submitted final development plan and building elevations are in compliance with the commercial design standards and the approved PUD / PID. The proposed development is compatible with the surrounding neighborhood. .

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 applicant shall comply with all applicable conditions of approval for ZN-13-2020 (Ordinance 3044).

ATTACHMENTS:

Public Works Memorandum
Ordinance 3044 (ZN-13-2020)
Letter of Intent
Site Plan
Building Elevations
Clark County Assessor's Map
Location and Zoning Map