



AGENDA MEMO

CITY COUNCIL MEETING DATE: AUGUST 16, 2006
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: SUP-13876 - APPLICANT: JOSE DAVID HERRERA - OWNER: STANLEY L. QUDOCK

**** CONDITIONS ****

The Planning Commission (6-0 vote) and staff recommend APPROVAL, subject to:

Planning and Development

1. Conformance to all Minimum Requirements under LVMC Title 19.04.050 for Auto Repair Garage, Major use.
2. Approval of and conformance to the Conditions of Approval for a Site Development Plan Review (SD-0016-98) shall be required.
3. This approval shall be void one year from the date of final approval, unless a business license has been issued to conduct the activity, if required, or upon approval of a final inspection. An Extension of Time may be filed for consideration by the City of Las Vegas.
4. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

**** STAFF REPORT ****

APPLICATION REQUEST

This is a request for a Special Use Permit for Auto Repair Garage, Major at 3425 North Rancho Drive Suite #180.

EXECUTIVE SUMMARY

Staff supports this request as all of the conditions applicable to Auto Repair Garage, Major are met by the proposal. Additionally, the proposed use will simply upgrade an existing use from Auto Repair Garage, Minor and the site will not be altered.

BACKGROUND INFORMATION

A) *Related Actions*

06/11/98 The Planning Commission approved a Site Development Plan Review (SD-0016-98) for a 15,660 square foot minor auto repair facility.

07/13/06 The Planning Commission voted 6-0 to recommend APPROVAL (PC Agenda Item #11/sf).

B) *Pre-Application Meeting*

05/12/06 A pre-application meeting with the applicant was held and the following items were discussed:

- Staff informed the applicant that garage openings needed to be depicted on the elevations.
- Staff informed the applicant of the submittal requirements for a Special Use Permit.

C) *Neighborhood Meetings*

A neighborhood meeting is not required as part of this application request, nor was one held.

DETAILS OF APPLICATION REQUEST

A) *Site Area*

Net Acres: 1.67

B) Existing Land Use

Subject Property: Auto Repair Garage
 North: Commercial
 South: Commercial
 East: Undeveloped Lot; Commercial
 West: Multi-Family Residential

C) Planned Land Use

Subject Property: GC (General Commercial)
 North: GC (General Commercial)
 South: GC (General Commercial)
 East: GC (General Commercial)
 West: M (Medium Density Residential)

D) Existing Zoning

Subject Property: C-2 (General Commercial)
 North: C-2 (General Commercial)
 South: C-2 (General Commercial)
 East: C-2 (General Commercial)
 West: R-3 (Medium Density Residential)

E) General Plan Compliance

The subject site is currently designated as GC (General Commercial) based on the General Plan. This designation allows for a variety of more intense commercial uses including the one proposed. The underlying zoning of C-2 (General Commercial) complies with this designation.

<i>SPECIAL DISTRICTS/ZONES</i>	Yes	No
Special Area Plan		X
Special Overlay District	X	
Airport Overlay District	X	
Trails		X
Rural Preservation Overlay District		X
County/North Las Vegas/HOA Notification		X
Development Impact Notification Assessment		X
Project of Regional Significance		X

Airport Overlay District

The subject site is located in the North Las Vegas Airport Overlay District that restricts the height of buildings to 70 feet. The existing structure is well under the maximum height allowed.

ANALYSIS

A) Zoning Code Compliance

A1) Parking and Traffic Standards

Pursuant to Title 19.10, the following Parking Standards apply to the subject proposal:

Uses	GFA	Ratio	Required Parking		Provided Parking	
			Regular	Handicap	Regular	Handicap
			Auto Repair, Major	1,920 SF.	5 Spaces Plus One Space for each 200 SF GFA	15
Auto Repair	14,080 SF	5 Spaces Plus One Space for each 200 SF GFA	76			
TOTAL			91		79	

The proposed use is not providing adequate parking per current Title 19.10 standards. However, the original Site Development Plan Review (SD-0016-98) that approved the use required only 75 spaces where 76 were provided. As such, the development is parking impaired but does not require a variance. The proposed use will not add parking spaces to the number required, thus having no effect on current parking numbers.

B) General Analysis and Discussion

•Zoning

Auto Repair, Major is allowed in a C-2 (General Commercial) zone with the approval of a Special Use Permit. All Title 19 standards, and those applicable per the approved Site Development Plan Review (SD-0016-98), are met.

- Use

The subject site is currently being used as Auto Repair, Minor and the proposed upgrade to Auto Repair, Major will have little effect on the site. Parking requirements will remain the same and the use must meet the conditions outlined below.

- Conditions

1. All repair and service work shall be performed within a completely enclosed building. All windows and doors shall be completely closed when body and fender work, hammering, sanding, or other noise-generating activities are being performed.
2. No used or discarded automotive parts or equipment shall be located or stored in any open area outside of the enclosed building.
3. Openings in service bays shall not face public rights-of-way and shall be designed to minimize the visual intrusion into adjoining properties.
4. All disabled or wrecked vehicles shall be stored in an area that is screened from view from the surrounding properties and adjoining streets.
5. Outdoor hoists are prohibited.
6. All hazardous materials resulting from the repair, storage, or dismantling of vehicles shall be properly stored and removed from the premises in a timely manner. Storage, use and removal of toxic substances, solid waste pollution and flammable liquids, particularly gasoline, paints, solvents and thinners, shall conform to all applicable federal, state, and local regulations.
7. No vehicle may be parked on the premises for the purposes of offering the vehicle for sale.
8. Outdoor bells and loudspeakers are prohibited.

FINDINGS

In order to approve a Special Use Permit application, per Title 19.18.060 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 will be similar to the use currently existing on the site and will, as such, be compatible with the surrounding neighborhood.

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

No additional requirements will be placed on the site as it is already being used for auto repair purposes. As such, the site is physically capable of accommodating the proposed 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 site is served by Rancho Drive (a 100-foot primary arterial). As this use will not likely add traffic, current access to the property is adequate.

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.

Approval of this request will not compromise the public health, safety, or general welfare or be inconsistent with the objectives of the General Plan.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

6

ASSEMBLY DISTRICT 1

SENATE DISTRICT 4

NOTICES MAILED 177 by City Clerk

APPROVALS 0

PROTESTS 0