

AGENDA MEMO

CITY COUNCIL MEETING DATE: SEPTEMBER 6, 2006
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: SUP-14774 - APPLICANT: PANDA RESTAURANT GROUP -
OWNER: CENTENNIAL GATEWAY, LLC

**** CONDITIONS ****

The Planning Commission (7-0 vote) and staff recommend APPROVAL, subject to:

Planning and Development

1. Conformance to all conditions of approval for the master development plan for the site, SDR-2208, and SDR-14777 except as amended by conditions herein.
2. This approval shall be void two years from the date of final approval, unless a building permit has been issued for the principal building on the site. An Extension of Time may be filed for consideration by the City of Las Vegas.
3. 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 on property located on the east side of Centennial Center Boulevard, approximately 240 feet north of Ann Road.

A related Site Development Plan Review for a proposed 2,448 square foot restaurant with drive through and a waiver of perimeter landscaping standards will be considered concurrently.

EXECUTIVE SUMMARY

The proposed development is consistent with city standards and is compatible with existing development in the Towncenter plan area.

BACKGROUND INFORMATION

A) Related Actions

- 12/07/98 The City Council approved a Rezoning (Z-0076-98) to T-C (Town Center) on the subject site as part of a larger request. The Planning Commission and staff recommended approval.
- 08/06/03 The City Council approved a request for a Site Development Plan Review (SDR-2208) for a proposed 397,244 square foot commercial development and waivers of the Town Center Development Standards are requested to eliminate the landscaping within the Ann Road median, to allow the hardscape areas within the amenity zone every 600 feet along Centennial Center Boulevard where 105 feet is the maximum permitted, to allow parking adjacent to the right-of-way, to allow 50% screening of the mechanical installations along centennial center boulevard where 100% is required, to allow less then 60% of the buildings to the build-to-line, and to allow doorways to be more then every 50 feet along a building façade that fronts a street or plaza area on 36.5 acres adjacent to the northeast and northwest corner of Ann Road and Centennial Center Boulevard. The Planning Commission and staff recommended approval.
- 08/06/03 The City Council approved Special Use Permits for four Supper Clubs (SUP-2214, SUP-2215, SUP-2216, and SUP-2217), two Restaurants with Drive-Through (SUP-2211, SUP-2212) and Outdoor Sales (SUP-2209) on the subject site. The Planning Commission and staff recommended approval.

- 08/19/04 Planning and Development Department staff administratively approved a Minor Amendment to the approved Site Development Plan Review (SDR-2208) for the overall retail site. Some of the buildings were removed, shifted to other areas on the plan, or had floor areas reduced or increased, and some of the drive-through and supper club uses shifted to other buildings. No significant changes were made to the original approval.
- 06/21/05 The Centennial Hills Architectural Review Committee approved a request for an amendment to the approved Master Sign Plan (CHR-0020-05) at the Centennial Gateway commercial development at the northwest corner of U.S. 95 and Ann Road. Staff recommended approval.
- 09/07/05 The City Council approved a request for a Site Development Plan Review (SDR5989) and a Waiver of the Roofed Trash Enclosure Standard for a proposed four story, 108-unit, Hotel on 2.49 acres adjacent to the northeast corner of Centennial Center Boulevard and Ann Road. The Planning Commission and Staff recommended approval.
- 09/07/05 The City Council approved a request for a Minor Amendment (SDR-8695) of an approved Site Development Plan Review (SDR-2208) for a proposed 397,244 square foot commercial development on 36.5 acres adjacent to the northeast and northwest corner of Ann Road and Centennial Center Boulevard. Staff recommended approval.
- 07/27/06 The Planning Commission approved a request for a Site Development Plan Review (SDR-14101) for a proposed 15,000 square-foot retail development (drug store) immediately to the south of the subject site.
- 08/10/06 The Planning Commission voted 7-0 to recommend APPROVAL (PC Agenda Item #6/ar).

B) Pre-Application Meeting

- 06/27/06 The elements of a complete Special Use Permit application were discussed with the applicant in a pre-application submittal meeting.

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: 0.93

B) Existing Land Use

Subject Property: Undeveloped
 North: Undeveloped
 South: Commercial
 East: US 95
 West: Undeveloped

C) Planned Land Use

Subject Property: SC-TC (Service Commercial Town Center)
 North: SC-TC (Service Commercial Town Center)
 South: GC (General Commercial)
 East: Right of Way
 West: SC-TC (Service Commercial Town Center)

D) Existing Zoning

Subject Property: T-C (Town Center)
 North: T-C (Town Center)
 South: C-2 (General Commercial)
 East: US 95
 West: T-C (Town Center)

E) General Plan Compliance

The Centennial Hills Town Center category of the Centennial Hills Sector Plan of the General Plan is intended to be the principal employment center for the Northwest and is a mixed-use development category. As compatibility allows, a mix of uses can include: mall facilities; shopping centers and other retail facilities; low to high density residential uses; planned business; office and industrial parks; and recreational uses.

The TC (Town Center) zoning is in conformance with the Town Center Land Use of the Centennial Hills Sector Plan and designates the subject site as SC-TC (Service Commercial Town Center) as part of the Town Center Master Plan. The intent of this district is to provide goods and services to the local area within the Centennial Hills Sector of the City.

<i>SPECIAL DISTRICTS/ZONES</i>	Yes	No
Special Area Plan		
Town Center	X	
Special Overlay District		X
Trails		X
Development Impact Notification Assessment		X
Project of Regional Significance		X

Town Center

The subject site is located within the Town Center special area plan and is therefore subject to the development standards established for projects within the Town Center area.

ANALYSIS

A) Zoning Code Compliance

A1) Parking and Traffic Standards

Uses	GFA	Required			Provided	
		Ratio	Parking		Parking	
			Regular	Handicap	Regular	Handicap
Restaurant with Drive-thru	2,448 SF.	1/100 sf GFA plus outdoor eating area plus stacking for six in drive-thru	24	1	50	2

The proposal meets the requirements of Title 19 for parking. In accordance with the intent of a commercial subdivision, this pad site shall have perpetual common access to all driveways connecting the overall site to the abutting public streets.

A2) Minimum Distance Separation Requirements

There are no Minimum Separation Distance Requirements in the Zoning Code that apply to the proposed restaurant with drive-through use; however, there are two similar approved uses within the 1000 foot notification distance.

B) General Analysis and Discussion

•Zoning

The zoning is T-C (Town Center), which is appropriate for the Town Center area.

•Use

This use is typical within the commercial areas of Town Center.

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 development is consistent with city standards and is compatible with existing development in the Towncenter plan area.

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

The project is located at the intersection of Ann Road and US 95, where the Town Center Plan encourages the placement of commercial establishments and similar uses.

- 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 project has direct access to Centennial Center Parkway. The use will not have an adverse effect on the capacity of the street.

- 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 the development should not prove to be detrimental to the overall health, safety and public welfare.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

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ASSEMBLY DISTRICT 13

SENATE DISTRICT 9

NOTICES MAILED 198 by City Clerk

APPROVALS 0

PROTESTS 1