



AGENDA MEMO

CITY COUNCIL MEETING DATE: SEPTEMBER 20, 2006
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: RQR-14537 - APPLICANT: GREAT AMERICAN CAPITAL -
OWNER: CRAIG MARKETPLACE, LLC

**** CONDITIONS ****

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

Planning and Development

1. Conformance to all conditions of approval of Variance (V-0031-02) and Required Review (RQR-4605).
2. All City Code requirements and design standards of all City departments must be satisfied.

**** STAFF REPORT ****

APPLICATION REQUEST

This is a Required Two Year Review of an approved Variance (V-0031-02) which allowed 817 parking spaces for an existing commercial center where 887 parking spaces are required on 17.8 acres adjacent to the south side of Craig Road, approximately 220 feet east of Tenaya Way.

EXECUTIVE SUMMARY

This is the second review of an approved Variance, which was approved by City Council on 03/01/00. The Variance was approved to allow 817 parking spaces where 887 were required. On 08/02/06, the City Council adopted a new ordinance that allows parking for shopping centers to be calculated at one parking space per 250 square feet of gross floor area. This requires the existing shopping center to have 612 parking spaces. The newly adopted parking calculations eliminate the need for any additional reviews. Staff is recommending approval of the required review with no additional reviews.

BACKGROUND INFORMATION

A) Related Actions

- 01/19/00 The City Council approved a Rezoning (Z-0071-99) on the subject site from U (Undeveloped) to C-1 (Limited Commercial) and O (Office). Planning Commission recommended denial. Staff recommended approval.
- 03/01/00 The City Council approved a Site Development Plan Review [Z-0071-99(1)] for a 156,603 square foot commercial retail center and a 90,200 square foot office complex. Staff recommended approval.
- 07/03/02 The City Council approved a Variance (V-0031-02) to allow 817 parking spaces for an existing commercial center, where 887 parking spaces are required. This application was subject to a two-year review. The Planning Commission recommended approval, but staff recommended denial on 05/23/02.
- 08/18/04 The City Council approved a Required Review Two Year (RQR-4605) of an approved Variance (V-0031-02) which allowed 817 parking spaces for an existing commercial center, where 887 parking spaces are required on 17.8 acres adjacent to the south side of Craig Road, approximately 220 feet east of Tenaya Way. The Planning Commission recommended approval, but staff recommended denial on 07/22/04.
- 08/24/06 The Planning Commission voted 6-0 to recommend APPROVAL (PC Agenda Item #9/bts).

B) *Pre-Application Meeting*

A pre-application meeting is not required for this application.

C) *Neighborhood Meetings*

A neighborhood meeting is not required for this application, nor was one held.

DETAILS OF APPLICATION REQUEST

A) *Site Area*

Net Acres: 17.8

B) *Existing Land Use*

Subject Property: Commercial Center
North: Commercial
South: Undeveloped
East: Single Family Dwellings
ROW (Right-of-Way) US-95
West: Single Family Dwellings

C) *Planned Land Use*

Subject Property: SC (Service Commercial)
North: SC (Service Commercial)
South: O (Office)
East: ROW (Right-of-Way) US-95
West: ML (Medium-Low Density Residential)

D) *Existing Zoning*

Subject Property: C-1 (Limited Commercial)
North: C-1 (Limited Commercial)
U (Undeveloped) [SC (Service Commercial) General Plan Designation] under
Resolution of Intent to C-1 (Limited Commercial)
South: O (Office)/R-3 (Medium Density Residential)
East: U (Undeveloped) [SC (Service Commercial) General Plan Designation] under
Resolution of Intent to C-1 (Limited Commercial)/Right-of-Way (US-
95)
West: R-PD8 (Residential Planned Development 8 Units Per Acre)

E) General Plan Compliance

The subject site is designated SC (Service Commercial) within the Centennial Hills Interlocal Land Use Plan Map of the General Plan. The current C-1 (Limited Commercial) zoning on the subject site is in conformance with the General Plan.

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

The subject site is not located in any special planned area or overlay district.

ANALYSIS

A) General Analysis and Discussion

The subject shopping center is 152,950 square feet. Previously, the parking calculations were based upon individual uses within the center. The original Variance allowed 817 parking spaces where 887 were required. The City Council adopted revised parking calculations for shopping centers on 08/02/06. The revised parking calculations require one space for 250 square feet of gross floor area. The revised calculations benefit the subject site by requiring 612 parking spaces where 817 were originally allowed as a part of the original Variance (V-0031-02). Therefore, staff is recommending approval of the subject Required Review with no additional reviews.

B) Conditions of Approval from Required Review (RQR-4605)

1. The Variance shall be reviewed in two years at which time the Planning Commission may require the applicant obtain additional parking. The applicant shall be responsible for notification costs of the review.
2. Any proposed change in use, from general retail, will require a parking analysis to be submitted and reviewed by the Planning and Development Department prior to issuance of any building permits, business licenses, or Certificates of Occupancy.
3. City Code requirements and design standards of all City Departments, which are not affected by approval of this Variance, must be satisfied.

FINDINGS

The revised parking calculations for shopping centers eliminate the need for additional reviews. The applicant is in conformance with all parking requirements for the uses at the subject site. Staff recommends approval of the Required Review and that this is the final review.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 10

ASSEMBLY DISTRICT 34

SENATE DISTRICT 7

NOTICES MAILED 619 by City Clerk

APPROVALS 0

PROTESTS 0