

AGENDA MEMO

CITY COUNCIL MEETING DATE: NOVEMBER 1, 2006
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: SUP-15959 - APPLICANT: TERRIBLE HERBST OIL CO.

**** 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, Minor use.
2. Approval of and conformance to the Conditions of Approval for Site Development Plan Review SDR-15956 shall be required.
3. 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.
4. This business shall operate in conformance to Chapter 6.50 of the City of Las Vegas Municipal Code.
5. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a request for a Special Use Permit for an auto repair garage, minor at the northwest corner of Cliff Shadows Parkway and the Clark County 215 Beltway Alignment. The applicant indicates that this is a use typically associated with commercial development in the city.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
06/23/97	The City Council approved PD (Planned Development) zoning for this site as part of a larger request which included the entire Lone Mountain Planned Development (Z-33-97).
10/18/00	The City Council approved a Special Use Permit for a proposed Liquor Establishment (Off-Premise Consumption) (U-0112-00) in conjunction with a proposed convenience store on the subject site.
08/07/02	The City Council approved an Extension of Time request for a proposed Liquor Establishment (Off-Premise Consumption) [U-0112-00(1)] in conjunction with a proposed convenience store on the subject site.
07/07/04	The City Council approved an Extension of Time request for a proposed Liquor Establishment (Off-Premise Consumption) [EOT-4448] in conjunction with a proposed convenience store on the subject site. This Extension of Time will expire on October 18, 2006 unless another Extension of Time is approved by the City Council.
10/05/06	The Planning Commission recommended approval of companion item SDR-15956 concurrently with this application. The Planning Commission voted 6-0 to recommend APPROVAL (PC Agenda Item #51/ar).
<i>Related Building Permits/Business Licenses</i>	
10/26/05	Building permits were issued for the retail center immediately to the north of this site.
<i>Neighborhood Meeting</i>	
	A neighborhood meeting is not required for this application.
<i>Details of Application Request</i>	
<i>Site Area</i>	
Gross Acres	1.7 acres

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Undeveloped	PCD (Planned Community Development)	U (Undeveloped) under resolution of intent to PD (Planned Development)
North	Retail shops under construction	PCD (Planned Community Development)	U (Undeveloped) under resolution of intent to PD (Planned Development)
South	Undeveloped	PCD (Planned Community Development)	C-V (Civic)
East	Clark County 215	PCD (Planned Community Development)	Clark County 215
West	Undeveloped	PCD (Planned Community Development)	U (Undeveloped) under resolution of intent to PD (Planned Development)

<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Area Plan			
Lone Mountain	X		Y
PD Planned Development District	X		Y
<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Purpose and Overlay Districts	X		
PD Planned Development District	X		Y
Trails		X	
Rural Preservation Overlay District		X	
Development Impact Notification Assessment		X	
Project of Regional Significance		X	

This project is in compliance with the conditions of approval of Z-33-97, the rezoning application which changed the zoning of this site. The project is also in compliance with the standards of the Lone Mountain development plan.

DEVELOPMENT STANDARDS

<i>Standard</i>	<i>Required/Allowed</i>	<i>Provided</i>	<i>Compliance</i>
Min. Lot Size	N/A	1.7 acres	Y
Min. Lot Width	N/A	197 Feet	Y
Min. Setbacks <ul style="list-style-type: none"> • Front • Side • Corner • Rear 	N/A	73 Feet 27 Feet 28 Feet 26 Feet	Y
Min. Distance Between Buildings	N/A	10 Feet	Y
Max. Lot Coverage	30 %	18 %	Y
Max. Building Height	35 Feet	26 Feet	Y
Trash Enclosure	50 Feet from residential	450 Feet from residential	Y

The proposal complies with commercial/industrial development standards of Title 19.08 and the requirements of the Lone Mountain Master Plan.

<i>Residential Adjacency Standards</i>	<i>Required/Allowed</i>	<i>Provided</i>	<i>Compliance</i>
3:1 proximity slope	78 Feet from residential	450 Feet from residential	Y
Adjacent development matching setback	10 Feet from north property line	450 Feet from residential	Y
Trash Enclosure	50 Feet from residential	450 Feet from residential	Y

<i>Landscaping and Open Space Standards</i>				
<i>Standards</i>	<i>Required</i>		<i>Provided</i>	<i>Compliance</i>
	<i>Ratio</i>	<i>Trees</i>		
Parking Area	1 Tree/ 6 Spaces	4 Trees	5 Trees	Y
Buffer: Min. Trees	1 Tree/30 Linear Feet	25 Trees	25 Trees	Y
Min. Zone Width	15 feet along Cliff Shadows Parkway		20 Feet	Y
Min. Zone Width	15 feet along Novat Street		Varies from 5 to 35 feet	N
Min. Zone Width	8 feet along east property line		5 Feet	N

Waivers to allow landscape zone width reductions along Novat Street and the east property line are required.

Pursuant to Title 19.10, the following parking standards apply:

<i>Parking Requirement</i>							
<i>Use</i>	<i>Gross Floor Area or Number of Units</i>	<i>Required</i>			<i>Provided</i>		<i>Compliance</i>
		<i>Parking Ratio</i>	<i>Parking</i>		<i>Parking</i>		
			Regular	Handi-capped	Regular	Handi-capped	
Convenience store	3,200 Square Feet	1 sp/250 sq ft	13 spaces				
Auto lube	3 bays, 4 employees	1 sp/employee 1 sp/bay	7 spaces				
Car wash	1 stall	2 spaces/stall	2 spaces				
SubTotal			22 spaces	1 space			
TOTAL (including handicap)			22 spaces	1 space	22 spaces	2 spaces	Y
Loading Spaces			1 space		1 space		Y

ANALYSIS

The three bay auto lube facility is proposed to be developed in conjunction with a 3,200 square foot convenience store, a self-service car wash, and a four island gasoline sales island canopy. Access to the site is provided by a driveway to Cliff Shadows Parkway and by a shared driveway to Novat Street. A 20-foot wide planter is shown along Cliff Shadows Parkway, with a five-foot wide planter along the east property line and a planter that varies in width from five to 35 feet along the east property line, adjacent to the Clark County 215 Beltway. The elevations depict a cement plaster exterior with stone accents and decorative metal awnings along the front of the building.

The enhanced landscaping and elevations are compatible with existing and proposed development in this area of the city.

FINDINGS

The following findings must be made for a Special Use Permit:

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

In regard to 1:

The proposed auto repair garage, minor development is appropriate, in terms of the type and intensity of anticipated uses, to serve the needs of the existing and planned residential development in the surrounding area.

In regard to 2:

Staff finds no evidence of a physical constraint to location of the proposed auto repair garage, minor on the subject site.

In regard to 3:

The proposed auto repair garage, minor will be accessed from Cliff Shadows Parkway and Novat Street. The street facilities are adequate in size to meet the requirements of the proposed development and will not negatively impact neighborhood traffic.

In regard to 4:

The proposed development will be subject to periodic inspection by regulatory agencies for compliance with business licensing and building codes, and will therefore not compromise the public health, safety and welfare. The proposed use is consistent with the relevant policies and objectives of the General Plan.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 3

ASSEMBLY DISTRICT 4

SENATE DISTRICT 9

NOTICES MAILED 553 by City Clerk

APPROVALS 0

PROTESTS 0