



AGENDA MEMO

CITY COUNCIL MEETING DATE: DECEMBER 6, 2006

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: SUP-17405 - APPLICANT/OWNER: CENTENNIAL HILLS CENTER, LLC.

**** CONDITIONS ****

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

Planning and Development

1. Conformance to the conditions for Site Development Plan Review (SDR-16952), if approved.
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 ****

PROJECT DESCRIPTION

This is a request for a Special Use Permit for a drive-through facility within the west portion of a proposed shopping center on 4.49 acres at the northwest corner of Durango Drive and Grand Montecito Parkway.

The proposed site plan for the drive-through facility will be compatible with the existing and proposed development around the site.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
12/01/05	The Planning Commission approved a Tentative Map for a one lot commercial subdivision, which includes the subject site as well as the office development immediately to the north. The approval of a commercial subdivision map allows for cross-access and parking over the entire site.
12/07/05	The City Council approved a request for a Site Development Plan Review (SDR-8066) for a proposed 247,800 square-foot office complex on 23.5 acres adjacent to the northwest corner of Grand Montecito Parkway and Durango Drive, in the north portion of the subject site. The Planning Commission and staff had recommended approval at the 11/02/05 Planning Commission meeting.
11/02/06	The Planning Commission will consider a Special Use Permit (SUP-17405) for another drive-through facility in the west portion of the site, and a Site Development Plan Review (SDR-16952) for a 42,500 square-foot shopping center on the subject site.
11/02/06	The Planning Commission recommended approval of companion items SUP-17404 and SDR-16952 concurrently with this application. The Planning Commission voted 7-0 to recommend APPROVAL (PC Agenda Item #45/ar).
<i>Pre-Application Meeting</i>	
09/05/06	Staff indicated that a Multi-Use trail is required to be placed on Durango Drive, adjacent to this site.
<i>Neighborhood Meeting</i>	
10/16/06	A neighborhood meeting is not required for a Special Use Permit; however, a neighborhood meeting was held, and no property owners attended.

<i>Details of Application Request</i>	
<i>Site Area</i>	
Net Acres	4.49

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Undeveloped	Service Commercial - Town Center	TC (Towncenter)
North	Undeveloped	Service Commercial - Town Center	TC (Towncenter)
South	Undeveloped	Low Density Residential	U (Undeveloped)
East	Undeveloped	Public Facility-Town Center	TC (Towncenter)
West	Church	Public Facility	C-V (Civic)

<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Area Plan	X		
T-C Town Center District	X		Y
<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Purpose and Overlay Districts	X		
T-C Town Center District	X		Y
Trails	X		Y
Rural Preservation Overlay District		X	
Development Impact Notification Assessment		X	
Project of Regional Significance		X	

DEVELOPMENT STANDARDS

<i>Standard</i>	<i>Required/Allowed</i>	<i>Provided</i>	<i>Compliance</i>
Min. Setbacks			
• Front	*	• 20 Feet	Y
• Corner	*	• 20 Feet	Y
• Rear	*	• 20 Feet	Y

*Pursuant to the Town Center Development Standards Manual, the Development Standards that apply to the subject proposal are determined as part of this request. Per the Town Center Development Standards Manual, setbacks for commercial buildings are to be provided only inasmuch as they enhance the sidewalk and the public and semi-public areas in front of the building. For the most part, setbacks are to be minimal in order to enhance the pedestrian realm and create an inviting streetscape corridor. This project meets the intent of the Town Center standards for setbacks and provides adequate space for sidewalks, amenity zones, and landscaping.

<i>Residential Adjacency Standards</i>	<i>Required/Allowed</i>	<i>Provided</i>	<i>Compliance</i>
3:1 proximity slope	120 Feet from residential	150 Feet from residential	Y
Trash Enclosure	50 Feet from residential	360 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	30 Trees	42	Y
Buffer: Min. Trees	1Tree/ 30 Linear Feet	54 Trees	56	Y
Min. Zone Width	15 Feet along street frontages		15 Feet	Y

Pursuant to Title 19.10, the following parking standards apply:

Parking Requirement							
Use	Gross Floor Area or Number of Units	Required			Provided		Compliance
		Parking Ratio	Parking		Parking		
			Regular	Handi-capped	Regular	Handi-capped	
Office	247,800		826				
Retail	37,000	1/250	148				
Bank	5,500	1/200 sf	28				
TOTAL			1,002	22	1,135	22	Y

Because the subject site is part of a commercial subdivision, which includes the office development immediately to the north, the above parking analysis includes the requirements for both the proposed development and the previously approved office development.

ANALYSIS

The applicant proposes to construct 42,500 square feet of retail space on this undeveloped 4.49 acre site. The site plan indicates that three buildings will consist of retail shops and that the retail building located in the east portion of the site will also include a drive-through facility, with driveways to Durango Drive and Grand Montecito Parkway shown. Landscaping is shown along the property lines and within the parking lot. The elevations indicated that the buildings will have a plaster exterior with decorative stone and split-face block accents at the pedestrian level. This site is consistent with Town Center standards. Internally, the two drive-through windows do not create any circulation conflicts.

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 site plan for the drive-through facility will be compatible with the existing and proposed development around the site.

In regard to 2: The subject site is level and contains no physical impediments to development. It is physically suitable for the type and intensity of land use as proposed by this drive-through facility use.

In regard to 3: The site will be accessed from Grand Montecito Parkway, a 90-foot Town Center Frontage Road, and Durango Drive, a 120-foot Town Center Parkway Arterial. These streets are adequate in size for the proposed development and will not be adversely impacted by approval of this request.

In regard to 4: The proposed development will be subject to regular City and County inspections for licensing and will therefore not compromise the public health, safety, and welfare.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

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ASSEMBLY DISTRICT 13

SENATE DISTRICT 9

NOTICES MAILED 38 by City Clerk

APPROVALS 0

PROTESTS 0