

AGENDA MEMO

CITY COUNCIL MEETING DATE: APRIL 18, 2007
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: SDR-19648 - APPLICANT: CHECK CITY - OWNER: ALECO ENTERPRISES, INC.

**** CONDITIONS ****

The Planning Commission (6-0-1 vote) and staff recommend APPROVAL, subject to:

Planning and Development

1. Approval of and conformance to the Conditions of Approval for SUP-19645 shall be required.
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 development shall be in conformance with the site plan, landscape plan, and building elevations date stamped 02/16/2007, except as amended by conditions herein.
4. Prior to issuance of the Building Permit, a revised Site Plan shall be submitted to the Planning and Development Department depicting a drive-thru with stacking for a minimum of 3 vehicles.
5. Reflective glazing at the pedestrian level is prohibited. Glazing above the pedestrian level shall be limited to a maximum reflectance rating of 22% (as defined by the National Institute of Standards and Technology).
6. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
7. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.
8. Parking lot lighting standards shall be no more than 30 feet in height and shall utilize downward-directed lights with full cut-off luminaries. Lighting on the exterior of buildings shall be shielded and shall be downward-directed. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.

9. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
10. Prior to the submittal of a building permit application, the applicant shall meet with Planning and Development Department staff to develop a comprehensive address plan for the subject site. A copy of the approved address plan shall be submitted with any future building permit applications related to the site.
11. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

12. Dedicate an additional 5 feet of right-of-way for a total radius of 25 feet on the northeast corner of Bonanza Road and Lillian Street prior to the issuance of any permits. Coordinate with the Right-of-Way Section of the Department of Public Works for assistance in the preparation of appropriate documents.
13. Remove all substandard public street improvements, if any, adjacent to this site and replace with new improvements meeting current City Standards concurrent with on-site development activities.
14. Submit an application for a deviation from Standard Drawing #222a for the driveways accessing this site from Nellis Boulevard.
15. Landscape and maintain all unimproved rights-of-way, if any, on Bonanza Road and Lillian Street adjacent to this site.
16. Submit an Encroachment Agreement for all landscaping, if any, located in the Bonanza Road and Lillian Street public rights-of-way adjacent to this site prior to occupancy of this site.
17. Meet with the Fire Protection Engineering Section of the Department of Fire Services to discuss fire requirements for the proposed use of this facility.
18. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing finished floor elevations and drainage paths for this site prior to submittal of construction plans or the issuance of any building or grading permits, whichever may occur first. Provide and improve all drainage ways as recommended.

**** STAFF REPORT ****

PROJECT DESCRIPTION

The proposed project is a request for a Major Amendment to approved Site Development Plan/Plot Plan Review (Z-62-72) for a 1,500 square foot addition to an existing 2,009 square foot commercial building with drive-thru to be sited within an existing shopping center on a 4.56 acre parcel located at 631 North Nellis Boulevard, northwest of the intersection of North Nellis Boulevard at Bonanza Road. A companion Special Use Permit (SUP-19645) shall be considered with this request. Staff recommendation is for approval as the project will result in the improvement of existing commercial facilities.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
08/10/78	The Planning Commission approved a Plot Plan Review (Z-62-72) to allow a shopping center on property located at the northwest corner of Nellis Boulevard and Bonanza Road. Staff recommended approval.
03/22/07	The Planning Commission recommended approval of companion item SUP-19645 concurrently with this application. The Planning Commission voted 6-0-1/sd to recommend APPROVAL (PC Agenda Item #46/ja).
<i>Related Building Permits/Business Licenses</i>	
Active	The following business licenses are active at the project address: 1. Check Cashing; C21-00112-2-097250 2. Auto Title Loan Company; F14-00047-H-105352
<i>Pre-Application Meeting</i>	
01/02/07	A Pre-application meeting was held where Planning staff advised the applicant of the distance separation requirements from residential and other financial institutions as well as parking requirements. The applicant was also informed of the requirement for a DINA.
<i>Neighborhood Meeting</i>	
A Neighborhood Meeting is not required for this application type nor was one held.	

<i>Details of Application Request</i>	
<i>Site Area</i>	
Net Acres	4.56

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Commercial	Service Commercial	C-1 (Limited Commercial)
North	Commercial	Service Commercial	C-1 (Limited Commercial)
South	Commercial	Service Commercial	C-1 (Limited Commercial)
East	County Area - Commercial	County Area - Commercial	County Area - Commercial
West	Residential and Commercial	Residential and Service Commercial	C-1 (Limited Commercial) R-E (Residential Estates)

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

DEVELOPMENT STANDARDS

The following Title 19 - Section 19.08 Commercial Development Standards apply:

<i>Standard</i>	<i>Required/Allowed</i>	<i>Provided</i>	<i>Compliance</i>
Min. Lot Size	NA	NA	Y
Min. Lot Width	100 feet	400	Y
Min. Setbacks			Y
• Front	20 feet	48	Y
• Side	10 feet	32	Y
• Corner	15 feet	170	
• Rear	20 feet	45	
Min. Distance Between Buildings	NA	NA	Y
Max. Lot Coverage	50 %	26%	Y
Max. Building Height	NA	NA	Y

The following landscape standards from Title 19 Section 19.12 apply:

Landscaping and Open Space Standards				
Standards	Required		Provided	Compliance
	Ratio	Trees		
Parking Area	1 Trees/ 6 Space	37 Trees	3	N*
Buffer: Min. Trees	1 Trees/30 Linear Feet (along Right-of-Way)	8 Trees	4 Trees	N*
		11 Trees	3 Trees.	N
		13 Trees	14 Trees	N
	1 Trees/20 Linear Feet (interior lot lines)	20 Trees	4 Trees	N
		32 Trees	0 Trees	N
TOTAL				
Min. Zone Width	15 Feet along ROW 8 Feet interior lot lines		5 Feet 0 FEET	N
Wall Height	XX Feet			N

*No new landscaping is required as the project landscaping complies with the previously approved Plot Plan Review (Z-62-72).

In accordance with Title 19.10 the following parking standards apply:

Parking Requirement							
Use	Gross Floor Area or Number of Units	Parking Ratio	Required		Provided		Compliance
			Parking		Parking		
			Regular	Handi-capped	Regular	Handi-capped	
Commercial Center	51,498 square feet	1 space/250 square feet gfa	207	6	220	6	Y
SubTotal			207		220		Y
TOTAL			207		220		Y

ANALYSIS

The project involves the expansion of an existing one story financial institution on an existing 4.56 acre commercial site. In accordance with Title 19.18, a project that has a material increase in floor area and change in elevations requires a Major Amendment to the approved site plan. The project will add 1,500 square feet to an existing 2,009 square foot commercial building.

- **General Plan and Zoning**

The project site is designated for SC (Service Commercial) use and the underlying C-1 (Limited Commercial) zone is consistent with the General Plan land use. The project site is surrounded by commercial uses to south, east, and north, and residentially zoned property to the west.

- **Site Plan**

The proposal is sited within an existing commercial parking lot and will include a drive-thru window. To avoid traffic conflicts within the on-site parking areas, the project is conditioned to submit a revised site plan that includes a drive-thru lane that will accommodate a minimum of 3 spaces.

- **Elevations**

The proposed structure is depicted on project elevations with a modern architectural design at a height of 27 feet and will utilize earth tones that will allow the structure to blend with surrounding commercial buildings on site.

- **Parking**

The existing 47,989 square foot commercial center plus expanded 3,509 square foot financial institution/auto title loan requires 206 parking spaces. The project requires 15 spaces. Existing parking will not be eliminated with the project. No additional parking lot landscaping is required as the proposal will comply with the previous landscape plan approved under Plot Plan Review (Z-62-72).

- **Landscaping**

Project landscaping complies with the previously approved Plot Plan Review (Z-62-72). No new landscaping is required for the modified commercial structure.

FINDINGS

In order to approve a Site Development Plan application, per Title 19.18.050 the Planning Commission and/or City Council must affirm the following:

- 1. The proposed development is compatible with adjacent development and development in the area;**

The proposed development will complement existing commercial development on the parcel as well as surrounding off-site structures within the immediate area.

- 2. The proposed development is consistent with the General Plan, this Title, the Design Standards Manual, the Landscape, Wall and Buffer Standards, and other duly-adopted city plans, policies and standards;**

The proposal conforms to the General Plan, Zoning Code, Commercial Development Standards and landscape requirements.

- 3. Site access and circulation do not negatively impact adjacent roadways or neighborhood traffic;**

Vehicular access to the site is sufficient as the property is accessible via East Bonanza Road and North Nellis Boulevard.

- 4. Building and landscape materials are appropriate for the area and for the City;**

Proposed building materials will improve the existing commercial development and existing landscaping will be maintained.

- 5. Building elevations, design characteristics and other architectural and aesthetic features are not unsightly, undesirable, or obnoxious in appearance; create an orderly and aesthetically pleasing environment; and are harmonious and compatible with development in the area;**

The proposed modern architecture will provide a contemporary design which will improve community character and aesthetics.

- 6. Appropriate measures are taken to secure and protect the public health, safety and general welfare.**

No detrimental effects to public health and safety will result with implementation of the project.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 10

ASSEMBLY DISTRICT 14

SENATE DISTRICT 2

NOTICES MAILED 150 [Mailed with SUP-19645]

APPROVALS 0

PROTESTS 0