



AGENDA MEMO

CITY COUNCIL MEETING DATE: JUNE 6, 2007
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: SUP-20439 - APPLICANT: WILSON COLLISION CENTER -
OWNER: RICKEY CREST, 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 (SD-7-02) except as amended herein.
2. This approval shall be void one year from the date of final approval, unless a business license has been issued to conduct the activity, if required, or upon approval of a final inspection. 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 application is a request for a Special Use Permit for a proposed Auto Paint and Body Repair Shop at 5360 Ricky Road. The subject site is physically suitable for the type and intensity of the Auto Paint and Body Repair Shop use in that it provides sufficient space to properly provide the required services and to adequately screen and store parts and vehicles as required by Title 19. The structure provides seven service bays, none of which front the right-of-way, in compliance with Title 19 development standards.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
03/22/99	The Planning Commission approved a Site Development Plan Review (SD-9-99) Peterson a proposed 18,410 square foot commercial building including the subject site.
08/26/99	The Planning Commission approved a Tentative Map (TMP-38-99) for a commercial subdivision including the subject site.
04/25/02	The Planning Commission approved a Site Development Plan Review (SD-7-02) for a proposed 7,033 square foot multi-tenant Auto Related Facility.
04/26/07	The Planning Commission voted 7-0 to recommend APPROVAL (PC Agenda Item #9/rl).
<i>Related Building Permits/Business Licenses</i>	
02/02/04	Building permit issued under Plan Check # C-0224-02 for the construction of an auto repair garage on the subject site. Subsequent permits issued under this number include work for plumbing, on-site improvements, oil retention and trash enclosures.
<i>Pre-Application Meeting</i>	
02/16/07	A pre-application meeting was held and items discussed included required parking, no service bays facing the right of way, fully enclosed repair areas, and proper screening for outside storage.
<i>Neighborhood Meeting</i>	
A neighborhood meeting is not required for this application, nor was one held.	

<i>Field Check</i>	
03/22/07	A field check was conducted and the site as built meets the Special Use Conditions for the proposed Auto Paint and Body Repair Shop use.

<i>Details of Application Request</i>	
<i>Site Area</i>	
Gross Acres	1.12

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Automotive Repair (Under Construction)	GC (General Commercial)	C-2 (General Commercial)
North	Church, Single Family Residential	GC (General Commercial) DR (Desert Rural Density Residential)	C-2 (General Commercial) R-E (Residential Estates)
South	Undeveloped	GC (General Commercial)	C-2 (General Commercial)
East	Drywall and Painting Business	GC (General Commercial)	C-2 (General Commercial)
West	Major Automotive Repair	GC (General Commercial)	C-2 (General Commercial)

Special Districts/Zones	Yes	No	Compliance
Special Area Plan		X	NA
Special Districts/Zones	Yes	No	Compliance
Special Purpose and Overlay Districts			
A-O (Airport Overlay) District	X		Y
Trails		X	NA
Rural Preservation Overlay District		X	NA
Development Impact Notification Assessment		X	NA
Project of Regional Significance		X	NA

DEVELOPMENT STANDARDS

Pursuant to Title 19.08

Standard	Required/Allowed	Provided	Compliance
Min. Lot Size	NA	48,943 SF	Y
Min. Lot Width	100 Feet	139.5 Feet	Y
Min. Setbacks			
• Front	20 Feet	25.5 Feet	Y
• Side	10 Feet	10 Feet	Y
• Rear	20 Feet	70 Feet	Y
Min. Distance Between Buildings	NA	NA	NA
Max. Lot Coverage	50%	19%	Y
Max. Building Height	35 Feet	27 Feet	Y
Trash Enclosure	Screened	Screened	Y
Mech. Equipment	Screened	Screened	Y

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	
Auto Paint and Body Repair Shop	7,018	1:200	34	2	58	4	Y
TOTAL (including handicap)			36		62		

ANALYSIS

- **Zoning**

The subject site is located in the C-2 (General Commercial) zone. The proposed Auto Paint and Body Repair Shop use is permitted in the C-2 zone with an approved Special Use Permit. This application, if approved, fulfills this requirement.

- **Use**

Title 19.04 defines the Auto Paint and Body Repair Shop use as a facility for collision services, including body, frame or fender straightening or repair and painting of vehicles in an appropriate paint booth.

- **Conditions**

The submitted documents indicate that the proposed use meets all of the applicable requirements for this special use from Title 19.04 listed below; therefore, the proposed use is appropriate at the subject site and staff recommends approval.

The following conditions apply to the proposed use:

1. No used or discarded automotive parts or equipment shall be located or stored in any open area outside of an enclosed building.
2. All disabled or wrecked vehicles shall be stored in an area which is screened from view from the surrounding properties and adjoining streets.
3. Openings in service bays shall not face public right-of-way and shall be designed to minimize visual intrusion into adjoining properties.
4. All repair work shall be performed within an enclosed building.

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 Auto Paint and Body Repair Shop use is appropriate, harmonious and compatible with the surrounding land uses, which include major automotive repair and other similar intensities.

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

The subject site is physically suitable for the type and intensity of the Auto Paint and Body Repair Shop use in that it provides sufficient space to properly provide the required services and to adequately screen and store parts and vehicles as required by Title 19. The structure provides seven service bays, none of which front the right-of-way, in compliance with Title 19 development standards.

- 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 subject site is accessed via Rickey Road, a Local Street as designated by the Master Plan of Streets and Highways. The subject site is approximately 230 feet from the intersection of Rickey Road with Rancho Drive, a 100-foot Primary Arterial. Access from these streets are adequate and the proposed use should have no negative impact on the local traffic pattern.

- 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.**

The site would be subject to frequent inspections and would not compromise public health or safety.

- 5. The use meets all of the applicable conditions per Title 19.04.**

The proposed use meets all applicable conditions for the Auto Paint and Body Repair Shop use as required by Title 19.04.

PLANNING COMMISSION ACTION

There was one speaker in opposition.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 2

ASSEMBLY DISTRICT 1

SENATE DISTRICT 4

NOTICES MAILED 140 by City Clerk

APPROVALS 0

PROTESTS 0