



AGENDA MEMO

PLANNING COMMISSION MEETING DATE: SEPTEMBER 13, 2007

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: SUP-23572 - APPLICANT: AVIS RENT-A-CAR SYSTEMS, LLC

- OWNER: SEARS, ROEBUCK AND CO

**** CONDITIONS ****

STAFF RECOMMENDATION: APPROVAL, subject to:

Planning and Development

1. Conformance to all minimum requirements under LVMC Title 19.04.010 for Automobile Rental use, including parking requirements.
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. A Waiver is hereby approved to allow ten parking spaces for the storage of rental vehicles where five is the minimum allowed pursuant to Title 19.04 Special Use Permit requirements.
4. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

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**** STAFF REPORT ****

PROJECT DESCRIPTION

The project is a request for a Special Use Permit to allow Automobile Rental with a Waiver to store ten vehicles where five is the maximum allowed on 11.17 acres at 4000 Meadows Lane.

The project will operate within an existing department store automotive service center where adequate parking is available and the site is capable of accommodating the request for additional spaces. Staff recommendation is approval.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
09/07/05	The City Council approved a request for Special Use Permit (SUP-7668) for an Automobile Rental Facility. The Planning and Staff recommended approval.
09/07/06	Special Use Permit (SUP-7668) expired without the issuance of the required Building License.
<i>Related Building Permits/Business Licenses</i>	
06/26/07	Business licensing denied an application (A19-92663) for a car rental agency due to the noncompliance with Title 19 Special Use Permit requirements.
<i>Pre-Application Meeting</i>	
07/12/07	A Pre-Application meeting was held where Planning staff advised the applicant of the Special Use Permit Requirements for Automobile Rental.
<i>Neighborhood Meeting</i>	
NA	
<i>Field Check</i>	
08/06/07	A site visit was conducted and the subject property is a developed shopping center.

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

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Commercial	SC: Service Commercial	C-1: Limited Commercial
North	Commercial	SC: Service Commercial	C-1: Limited Commercial
South	Commercial	SC: Service Commercial	C-1: Limited Commercial

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East	Commercial	SC: Service Commercial	C-1: Limited Commercial
West	Commercial	SC: Service Commercial	C-1: Limited Commercial

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

Title 19.04 - Special Use Permit Requirements/Conditions:

Pursuant to Title 19.10, the following parking standards apply:

Parking Requirement							
<i>Use</i>	<i>Gross Floor Area or Number of Units</i>	<i>Parking Ratio</i>	<i>Required</i>		<i>Provided</i>		<i>Compliance</i>
			<i>Parking</i>		<i>Parking</i>		
			Regular	Handi-capped	Regular	Handi-capped	
Automobile Rental (Accessory Use)	115 square feet	1 space for each 200 square feet, plus 5 spaces for vehicle storage	5	0	10	0	Y*
SubTotal			5	0	10	0	
TOTAL			5	0	10	0	Y
Loading Spaces			NA		NA		
Percent Deviation			NA		NA		

*Five spaces required for vehicle storage per Title 19.04.

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ANALYSIS

A Business License was never issued for Special Use Permit (SUP-7668) for an Automobile Rental use and was conditioned to expire one-year from the date of approval (expired 09/07/06). The project conforms with Title 19.04 Special Use Permit requirements and associated Waiver request to allow five additional parking spaces for the storage of rental vehicles can be accommodated at the site.

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.**

The proposed use can be operated to complement the existing retail use currently on site.

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

The project site is a developed shopping center and the proposed use will operate within an existing automobile service center. Existing parking on-site for the current department store will be utilized to meet parking requirements.

- 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.**

Streets and roads adequately serve the project site and is capable of accommodating associated vehicle trips.

- 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 proposed use will not be detrimental to human health and public safety.

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

The use generally meets all Special Use Conditions for an Automobile Rental in accordance with Title 19.04.

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NEIGHBORHOOD ASSOCIATIONS NOTIFIED 24

ASSEMBLY DISTRICT 34

SENATE DISTRICT 3

NOTICES MAILED 353

APPROVALS 1

PROTESTS 0