



AGENDA MEMO

PLANNING COMMISSION MEETING DATE: JULY 10, 2008

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: SDR-28230 - APPLICANT: WASHINGTONPECOS, LLC -

OWNER: MADRE MESA

** CONDITIONS **

STAFF RECOMMENDATION: DENIAL. If Approved, subject to:

Planning and Development

1. Conformance to the conditions for Rezoning (ZON-28325), Special Use Permit (SUP-28323) and Variance (VAR-28326) 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 development shall be in conformance with the building elevations date stamped 05/27/08 and site plan, landscape plan and Convenience Store and Fast Food #2 elevations date stamped 06/19/08, except as amended by conditions herein.
4. A Waiver from Title 19.12.040(A) is hereby approved, to allow a 6.25-foot wide landscape buffer along the east property line where eight feet is required.
5. An Exception from LVMC 19.10.010(J)(11) is hereby approved, to allow no parking lot landscape fingers in the parking areas where a landscape finger with one, 24-inch box tree per finger would be required for every six parking spaces location.
6. A revised site plan shall be submitted to and approved by the Planning and Development Department, prior to the time application is made for a building permit, to reflect the changes herein. Provide one additional loading space in accordance with Title 19.10.020 for the Fast Food #2 building, for a total of four loading spaces provided on site. Provide an eight-foot landscape buffer along the southern perimeter of the property.
7. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. A permanent underground sprinkler system is required, and shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications.

SDR-28320 - Conditions Page Two
July 10, 2008 - Planning Commission Meeting

8. Pre-planting and post-planting landscape inspections are required to ensure the appropriate plant material, location, size of planters, and landscape plans are being utilized. The Planning and Development Department must be contacted to schedule an inspection prior to the start of the landscape installation and after the landscape installation is completed. A certificate of occupancy will not be issued or the final inspection will not be approved until the landscape inspections have been completed.
9. Revised elevations shall be submitted to and approved by the Planning and Development Department prior to the time application is made for a building permit to reflect conformance with the Height, Bulk and Scale requirements of Title 19.08.050 for the rear (east) elevation of the Retail Pad.
10. 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).
11. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
12. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.
13. Parking lot lighting standards shall be no more than 30 feet in height and shall utilize downward-directed lights with full cut-off luminaires. 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.
14. 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.
15. 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.
16. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

17. Dedicate an additional 29 feet of right-of-way for a total radius of 54 feet on the southeast corner of Washington Avenue and Pecos Road prior to the issuance of any permits.

SDR-28320 - Conditions Page Three
July 10, 2008 - Planning Commission Meeting

18. Remove all substandard public street improvements and unused driveway cuts adjacent to this site and replace with new improvements meeting current City Standards concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.
19. Submit a sewer relocation/abandonment plan including a vacation for the existing ten-foot wide public sewer easement and grant a new public sewer easement acceptable to the Collection System Planning section of the Department of Public Works. Alternatively, grant an additional 5 feet on both sides of the existing 10 foot public sewer easement and relocate the proposed structure(s) on this site so as not to encroach upon the 20 foot total public sewer easement. Also, grant a private sewer easement acceptable to Collection System Planning over the existing private sewer at the southern boundary of this site for the benefit of Assessors Parcel Number 140-30-313-000.
20. Submit an application to the Land Development section of the Department of Public Works for a deviation from Standard Drawing #222a for the southern driveway accessing this site from Pecos Road.
21. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rightsofway required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of onsite development activities unless specifically noted as not required in the approved Traffic Impact Analysis. If additional rightsofway are not required and Traffic Control devices are or may be proposed at this site outside of the public rightofway, all necessary easements for the location and/or access of such devices shall be granted prior to the issuance of permits for this site. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.

SDR-28320 - Conditions Page Four
July 10, 2008 - Planning Commission Meeting

22. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the submittal of a Map subdividing this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site.

SDR-28320 - Staff Report Page One
July 10, 2008 - Planning Commission Meeting

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a request for a Site Development Plan Review for a 4,618 square-foot Convenience Store with Fuel Pumps; a 748 square-foot Restaurant with Drive Through; a 2,608 square-foot Restaurant with Drive Through and a 9,449 square-foot retail building with a waiver to allow a six-foot, three-inch side yard landscape buffer where eight feet is required on 2.78 acres at the southeast corner of Washington Avenue and Pecos Road. The subject property is currently an undeveloped vacant lot surrounded by a City park as well as single and multi-family residential dwellings. Several companion items have been submitted in addition to this request, including a Rezoning (ZON-28325) to change the zoning designation from R-1 (Single Family Residential) to C-1 (Limited Commercial), Variance (VAR-28326) to allow a 35-foot setback where residential adjacency requires 69 feet, and a Special Use Permit (SUP-28323) for a Beer/Wine/Cooler Off-Sale Establishment within a proposed Convenience Store. The request for a Variance and Waiver are indications that the site is overbuilt; therefore staff recommends denial of this request.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
11/15/00	The City Council approved a request to amend a portion of the Southeast Sector of the General Plan (GPA-0025-00) from M (Medium Density Residential) to SC (Service Commercial), a request for a Rezoning (Z-0079-00) from R-1 (Single Family Residential) under Resolution of Intent to R-3 (Medium Density Residential) to C-1 (Limited Commercial) and a Site Development Plan Review [Z-0079-00(1)] with a Waiver of the required landscaping for a proposed 21,425 square-foot commercial center on 3.05 acres on the southeast corner of Washington Avenue and Pecos Road. The Planning Commission recommended approval of these requests while staff recommended denial.
04/12/01	The Planning Commission approved a request for a Tentative Map (TM-0010-01) for one lot commercial subdivision on 3.05 acres on the southeast corner of Washington Avenue and Pecos Road. Staff recommended approval of this request. This request expired 04/12/03.
02/05/03	The City Council approved a request for an Extension of Time (EOT-1287) on an approved Rezoning (Z-0079-00) from R-1 (Single Family Residential) under Resolution of Intent to R-3 (Medium Density Residential) to C-1 (Limited Commercial) on 3.05 acres adjacent to the southeast corner of Washington Avenue and Pecos Road. The Planning Commission and staff recommended approval of this request. The Resolution of Intent on this Rezoning expired 11/24/04.

SDR-28320 - Staff Report Page Two
July 10, 2008 - Planning Commission Meeting

04/22/05	A Code Enforcement Citation (#29171) was issued for overgrown weeds, trash and debris at a vacant lot at the southeast corner of Pecos Road and Washington Avenue.
10/22/07	A Code Enforcement Citation (#59043) was issued for vehicle code violations (numerous cars parked on a vacant lot) at the southeast corner of Pecos Road and Washington Avenue.
12/19/07	A Code Enforcement Citation (#60746) was issued for vehicle code violations (numerous cars parked on a vacant lot) at the southeast corner of Pecos Road and Washington Avenue.
12/26/07	Code Enforcement was called out to southeast corner of Pecos Road and Washington Avenue to investigate abandoned vehicles on site. No abandoned vehicles were found on site at the time of inspection.
<i>Related Building Permits/Business Licenses</i>	
There are no relevant permits or business licenses associated with this property.	
<i>Pre-Application Meeting</i>	
05/15/08	A pre-application meeting was held with the applicant where elements of submitting a Rezoning, Site Development Plan Review, Variance and a Special Use Permit were discussed.
<i>Neighborhood Meeting</i>	
A neighborhood meeting was not held nor was one required.	
<i>Field Check</i>	
06/04/08	A field check was performed by staff at the subject property. The site was noted to be relatively flat, undeveloped with numerous political advertising signs on the property.

<i>Details of Application Request</i>	
<i>Site Area</i>	
Gross Acres	2.78

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Undeveloped	SC (Service Commercial)	R-1 (Single Family Residential)
North	Single Family Residential	L (Low Density Residential)	R-1 (Single Family Residential)
South	Condominium Development	ML (Medium Low Density Residential)	R-PD12 (Residential Planned Development 12 Units per Acre)
East	Condominium Development	ML (Medium Low Density Residential)	R-PD12 (Residential Planned Development 12 Units per Acre)
West	City of Las Vegas Public Park	PR-OS (Parks/ Recreation/Open Space)	C-V (Civic)

SDR-28320 - Staff Report Page Three
July 10, 2008 - Planning Commission Meeting

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

DEVELOPMENT STANDARDS

Pursuant to Title 19.08.050, the following standards apply:

<i>Standard</i>	<i>Required/Allowed</i>	<i>Provided</i>	<i>Compliance</i>
Min. Lot Width	100 Feet	215 Feet	Y
Min. Setbacks			
• Front	20 Feet	68 Feet	Y
• Side	69 Feet*	35 Feet*	N*
• Corner	15 Feet	35 Feet	Y
• Rear	20 Feet	57 Feet	Y
Min. Distance Between Buildings	10 Feet	30 Feet	Y
Max. Lot Coverage	50%	13.28 %	Y
Max. Building Height	N/A	15-25 Feet*	N *
Trash Enclosure	Enclosed, Screened	Enclosed, Screened	Y
Mech. Equipment	Screened	Screened	Y

* The Retail Pad and Fast Food #2 buildings are both 15 feet in height, and therefore are not subject to the residential adjacency standards if Title 19.08.060. The Convenience Store is 23 feet in height at the rear, which rises above the 3:1 residential adjacency proximity slope. A Variance (VAR-28326) has been submitted to allow a 35-foot setback where 69 feet is required.

Pursuant to Title 19.08.060, the following standards apply:

<i>Residential Adjacency Standards</i>	<i>Required/Allowed</i>	<i>Provided</i>	<i>Compliance</i>
3:1 proximity slope	69 Feet	35 Feet	N*
Trash Enclosure	50 Feet	80 Feet	Y

* A Variance (VAR-28326) to allow a setback of 35 feet where 69 feet is required has been submitted as a companion item to this request.

**SDR-28320 - Staff Report Page Four
July 10, 2008 - Planning Commission Meeting**

Pursuant to Title 19.12, the following standards apply:

<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 Trees/6 Spaces	22 Trees	17 Trees	N*
Buffer: Min. Trees	1 Tree/20 Linear Feet	86 Trees	96 Trees	Y
TOTAL		108 Trees	113 Trees	Y
Min. Zone Width (North/West)	15 Feet		15 Feet	Y
Min. Zone Width (East/South)	8 Feet		6.25 Feet	N**
Wall Height	6-8 Feet		6-8 Feet	Y

* The applicant has requested an exception from the parking area landscape finger island requirement.

** A Waiver to allow a 6.25-foot landscape buffer where 8 feet is required has been requested.

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>Parking Ratio</i>	<i>Required</i>		<i>Provided</i>		<i>Compliance</i>
			<i>Parking</i>		<i>Parking</i>		
			Regular	Handi-capped	Regular	Handi-capped	
Restaurant, 2,000 SF or more (with Drive-Through)	2,608 SF	1 space / 100 SF of GFA	26	1			
Restaurant, Less than 2,000 SF (with Drive-Through)	748 SF (Indoor) 1,073 SF (Outdoor) 1,821 SF Total	1 space / 100 SF of GFA	18	1			
General Retail Store, Other Than Listed (3,500 SF or More)	9,449 SF	1 space / 175 SF GFA	52	2			

SDR-28320 - Staff Report Page Five
July 10, 2008 - Planning Commission Meeting

Service Station (without Automotive Repair)	4,618 SF	1 space / 250 SF GFA	18	1			
SubTotal			114	5	125	5	
TOTAL			119		130		Y
Loading Spaces			4		3*		N*

* Three loading zones have been provided where four are required. A condition has been added requiring a fourth loading zone to be added to the Fast Food #2 building in conformance with Title 19.10.020.

Waivers		
Request	Requirement	Staff Recommendation
To allow a 6.25 landscape buffer.	8 foot landscape buffer	Denial

Exceptions		
Request	Requirement	Staff Recommendation
To allow zero parking lot landscape islands per every six parking spaces.	One parking lot landscape island per every 6 parking spaces	Denial

ANALYSIS

- **Land Use and Zoning**

The subject property is located within the Southeast Sector of the General Plan with a land use designation of SC (Service Commercial). The Service Commercial category allows low to medium intensity retail, office, or other commercial uses that serve primarily local area patrons, and that do not include more intense general commercial characteristics. Examples include neighborhood shopping centers, theaters, and other places of public assembly and public and semi-public uses. This category also includes offices either singly or grouped as office centers with professional and business services. The Service Commercial category may also allow mixed-use development with a residential component where appropriate.

SDR-28320 - Staff Report Page Six
July 10, 2008 - Planning Commission Meeting

There is a request for a Rezoning (ZON-28325) to change the sites zoning from R-1 (Single Family Residential) to C-1 (Limited Commercial). The C-1 (Limited Commercial) district is intended to provide most retail shopping and personal services, and may be appropriate for mixed use developments. This district should be located on the periphery of residential neighborhoods and should be confined to the intersections of primary and secondary thoroughfares along major retail corridors. The C-1 (Limited Commercial) district is consistent with the Service Commercial and the Neighborhood Center categories of the General Plan.

With approval of the proposed Rezoning (ZON-28325) to the C-1 (Limited Commercial) zoning district, the proposed General Retail, Convenience Store with Fuel Pumps and Restaurant with Drive Through uses associated with this development are permissible uses.

- **Site Plan**

The site is located at the southeast corner of Pecos Road and Washington Avenue. The site plan indicates that a total of four buildings, plus a fuel pump canopy, will be placed on site. All buildings will be one-story in height ranging between 15 and 25 feet. A 4,618 square-foot Convenience Store with Fuel Pumps will be located at the northern side of the site. A 9,449 square-foot General Retail building will be located near the eastern perimeter of the site and a 748 square-foot Restaurant with Drive Through will be located in front of the General Retail Building, adjacent to Pecos Road. This restaurant will feature a 1,073 square-foot outdoor patio partially covered by a canopy. The fourth building placed on this site will be a 2,608 square-foot Restaurant with Drive Through located at the southwest corner of the site.

Access to the site is gained from three driveways, all 35-feet in width. Two driveways front Pecos Road and one fronts Washington Avenue. Site circulation is generally adequate, with the exception of the drive-through exit lanes between the two proposed Restaurants with Drive Through. The applicant had originally designed the site placing a drive through lane adjacent to the condominium development to the south. Staff requested the applicant to redesign the site to place the drive through away from the residential use, which the applicant complied with; however the resulting redesign has placed two drive through exit lanes immediately adjacent to one another. The resulting design will be subject to approval by the Department of Public Works; however staff finds that the current design will create negative site circulation issues.

SDR-28320 - Staff Report Page Seven
July 10, 2008 - Planning Commission Meeting

Parking is located along the southern and northern portions of the site, as well as in front of each of the proposed buildings. Per Title 19.10 Parking Standards, a total of 119 parking spaces are required on site, five of which must be handicapped. The applicant has provided 130 parking spaces of which five are handicap accessible and one is van accessible. In addition, each of the four proposed buildings require one 15-foot by 25-foot loading zone. The original plans submitted indicated this; however when the applicant redesigned the site to relocate the drive through lane of the Fast Food #2 building, the loading zone originally provided was removed. A condition has been added requiring the applicant to provide one additional loading zone meeting the standards of Title 19.10.020.

- **Landscape Plan**

The landscape plan submitted is meets the requirements of Title 19.12 with the exception of the landscape buffer widths along the eastern and southern perimeters and the Exception requested for the parking lot landscape finger islands. The landscape plan shows 96, 24-inch box pine trees planted along the perimeter of the site where 86, 24-inch box trees are required per Title 19.12 Landscape Standards. The applicant has spaced the perimeter trees 20 feet on-center along the Washington Avenue and Pecos Road frontages and at 15 feet on-center, where 20 feet on-center is required, along the southern and eastern perimeters adjacent to the residential uses. In addition, the applicant has provided a berm, with a maximum height of 30 inches, to be located along Pecos Road and Washington Avenue, to screen the parking areas in accordance with the requirements of Title 19.10.10.

The applicant has requested a Waiver of Title 19.12.040 Landscape and Buffer Standards to provide a 6.25 foot landscape buffer where 8 feet is required along a portion of the side property line. The applicant states this reduced buffer has been requested to accommodate a proposed five-foot walkway that will parallel this buffer, located at the rear of the General Retail building. A revised set of landscape plans was submitted on 06/19/08 indicating a proposed six-foot seven inch landscape buffer along the south perimeter, where eight feet is required. Rather than ask for an additional Waiver, the applicant has agreed to redesign the site to include an eight-foot landscape buffer in this location. A condition has been added requiring an eight-foot landscape buffer along the southern property line. In addition, an exception has been requested to allow zero parking lot landscape islands per every six parking spaces where one is required. Trees have been provided at the end of most parking lot rows for a total of 17 provided trees where 22 are required.

SDR-28320 - Staff Report Page Eight
July 10, 2008 - Planning Commission Meeting

- **Elevations**

The provided elevations for the Convenience Store depict a single-story building with a 25-foot tall front parapet and a 23-foot tall rear parapet. This rear of this building sits 35 feet from a residential use where 69 feet are required; therefore a request for a Variance (VAR-28326) to allow a 35-foot setback where residential adjacency requires 69 feet has been submitted. The building will consist of a stucco finish, with a split-face block veneer at varying one-quarter and half façade heights. Multiple banding and cornice pop-outs will be used, and a company logo sign, to be permitted separately, will be provided above the entry door. The Fuel Pump canopy will shelter eight gasoline pumps and be 20 feet in height. Eight columns with a stucco finish and a split-face block veneer will hold up the structure. The canopy will also feature an enhanced cornice and a small company logo, to be permitted separately, at each corner of the face.

The 9,449 square-foot General Retail building will be 15 feet in height and will feature a stone veneer and stucco finish. The stone veneer will be provided on the front and sides of the building, with each store front featuring a full stone or full stucco finish with a metal canopy. The south façade will feature a stone veneer covered storefront with stucco accents, and the north elevation will feature one-quarter height veneer with stucco. The rear of the building remains relatively unarticulated with the exception of a grid-like design placed in the stucco finish. A condition has been added requiring a revised rear elevation in accordance with the Height, Bulk and Scale requirements of Title 19.08.050. All four sides of the building will feature an enhanced cornice molding at the top of the building.

The 2,608 square-foot Restaurant with Drive Through will be similar to the proposed General Retail building, featuring stone veneer accents around each main entry, the drive through window and at one-quarter height on all four sides of the building. The building will also feature a metal canopy over the drive through and on the south façade which will match the proposed General Retail building. The building will be 15 feet in height and will have a decorative cornice molding at the top of the building.

The proposed 748 square-foot Restaurant with Drive Through will measure under 16 feet in height and feature a classic diner-style design. The building will feature a black tile base, a black and white checkerboard banding and white-painted hardy plank finish. The building will accommodate a drive through lane on the north and south sides of the structure which will be supported by red-colored columns. The building will also feature an exterior menu-board and signage fronting Pecos Road, to be permitted separately.

SDR-28320 - Staff Report Page Nine
July 10, 2008 - Planning Commission Meeting

- **Floor Plan**

The applicant has provided floor plans for each of the four buildings proposed on site. The plans submitted are as follows:

The 4,618 square-foot Convenience Store will feature a large floor sales area, storage room, restrooms, office, and a large walk-in cooler storage area. An entry door will be provided on the west elevation and a secondary access will be provided on the north.

The General Retail building will be divided into eight 20 to 26-foot wide by 50-foot long bays. Each bay will feature an entry door on the west elevation and a secondary access/fire door on the west elevation. The plans submitted do not indicate any other interior specifications, however this project, if approved, would require each proposed tenant to submit interior tenant improvements to the Planning and Development Department for approval.

The 2,608 square-foot Restaurant with Drive Through will feature two entrances/exits, one on the south and one on the west face of the building. A drive through window will be featured on the north face of the building. The plan submitted does not indicate any interior specifications, however this project, if approved, would require the proposed tenant to submit interior tenant improvements to the Planning and Development Department for approval.

The proposed 748 square-foot Restaurant with Drive Through will provide no interior dining area. The plans submitted indicate the interior of the building will feature a serving area, a production area and two walk-in coolers. Two restrooms will be provided on the east side of the building which will be accessed from the exterior of the building. A 1,073 square-foot outside dining area will be featured on the north side of the building containing nine tables and a small canopy.

The proposed uses will be in conformance with the General Plan designation of SC (Service Commercial) and proposed C-1 (Limited Commercial) zoning; however staff finds that the quantity of uses proposed in conjunction with the size and layout of the subject property is too intense; therefore denial of this request is recommended.

FINDINGS

The following findings must be made for an SDR:

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

**SDR-28320 - Staff Report Page Ten
July 10, 2008 - Planning Commission Meeting**

This proposal will not be consistent with the development in the area due to the Variance (VAR-28326) requested for residential adjacency setbacks. The need for this Variance (VAR-28326) with the proposed development in its current configuration demonstrates that the proposed use is not compatible with the adjacent residential uses.

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 proposed development complies with the General Plan and adopted city plans and policies. The applicant has requested a Waiver of Title 19.12 Landscape Buffer Standards and an Exception for landscaped parking lot finger islands in which staff recommends denial.

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

Site access is adequately provided by Washington Avenue and Pecos Road, both classified as 100-foot wide Primary Arterials by the Master Plan Streets and Highways, which will provide adequate access to the site. Interior site access has two potential conflict areas, one being the exit aisled of two adjacent drive through lanes located adjacent to one another, and the second is the parking lot at the southeast corner of the site which offers no vehicle turn-around area.

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

The building and landscape materials are appropriate for the area and are typical of this small-scale retail development.

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 applicant has provided aesthetically pleasing building facades; however the rear of the General Retail building does not embrace any sort of relief or embellishment to break up the plain unarticulated rear of the building, a feature which is extremely important given the proximity to nearby residential uses.

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

SDR-28320 - Staff Report Page Eleven
July 10, 2008 - Planning Commission Meeting

The proposed plan will not impact public health, safety or welfare since the development will be subject to the International Building Code and City inspections during construction.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 7

ASSEMBLY DISTRICT 28

SENATE DISTRICT 10

NOTICES MAILED 589

APPROVALS 2

PROTESTS 4