



AGENDA MEMO

PLANNING COMMISSION MEETING DATE: AUGUST 14, 2008
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: RQR-29073 - APPLICANT/OWNER: GGP MEADOWS MALL, LLC

**** CONDITIONS ****

STAFF RECOMMENDATION: **APPROVAL**, subject to:

Planning and Development

1. Conformance to all Minimum Requirements under LVMC Title 19.04.050 for Auto Dealer Inventory Storage use.
2. Approval of and conformance to the Conditions of Approval for Site Development Plan Review (SDR-28618) and Special Use Permits (U-0030-01) and (SUP-28619) shall be required, if approved.
3. 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

This is a Required Two-Year Review of an approved Special Use Permit (U-0030-01) for an Auto Dealer Inventory Storage use at 4300 Meadows Lane. The existing use sits on a 178,080 square-foot portion of a 10.29 acre parcel. This is the first review since the initial approval of the Special Use Permit in 2001.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
05/02/01	The City Council approved a Special Use Permit (U-0030-01) for Auto Dealer Inventory Storage at 4300 Meadows Lane. The Planning Commission and staff recommended approval of this request.
11/03/04	The City Council approved a Special Use Permit (SUP-4807) for a 51-foot high, 14-foot x 48-foot Off-Premise Advertising (Billboard) sign at 4300 Meadows Lane. The Planning Commission and staff recommended approval of this request.
06/09/05	A request to Amend a portion of the Southeast Sector Plan of the General Plan (GPA-6221) from SC (Service Commercial) to GC (General Commercial) on 10.38 acres adjacent to the northwest corner of Valley View Boulevard and Meadows Lane was withdrawn without prejudice by the Planning Commission. Staff recommended denial of this request.
07/20/06	A Code Enforcement citation (#44719) was issued against the subject property for noise violation due to an automobile tent sale on site playing loud music. This case was resolved 08/04/06.
12/14/07	The Planning and Development Department conducted an annual inspection of the approved Special Use Permit (U-0030-01) for the subject property. The inspection revealed that a majority of the required trees and shrubs on site were either dead or cut down, and that the Auto Dealer Inventory Storage use had expanded to the adjacent parcel to the north. A corrective letter was sent requesting compliance with the approved plans by 01/14/08.
01/24/08	The Planning and Development Department met with the representatives of the subject property on site to discuss landscape issues. The representative was advised of the required landscape, given an opportunity to submit revised landscape plans and an additional 30 days for compliance was given. After 30 days had passed without any response or action by the property owner, this matter was turned over to Code Enforcement 02/25/08.
02/26/08	A Code Enforcement citation (#62695) was issued against the subject property for failing to comply with the approved on-site landscape plans. This case is still open.

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<i>Related Building Permits/Business Licenses</i>	
There are no building permits related to the Auto Dealer Inventory Storage use on site.	
<i>Pre-Application Meeting</i>	
04/18/08	A pre-application meeting was held with the applicant to discuss the current state of the subject property, and what items were needed to bring the site into compliance with the requirements of the Planning and Development Department. It was determined at this meeting that a Major Modification to an approved Special Use Permit and a Site Development Plan Review would need to be submitted.
05/07/08	An additional pre-application meeting was held with a second representative of the subject property in order to explain the elements discussed at the original pre-application meeting.
<i>Neighborhood Meeting</i>	
A neighborhood meeting was not held, nor was one required.	

<i>Field Check</i>	
07/10/08	Staff performed a field check at the subject property. The Auto Dealer Inventory Storage lot was noted as operational on both the existing and proposed expansion areas. Mature Oleander shrubs were noted on the west and east perimeters of the chat paved lot, and numerous tree stumps and dead shrubs were observed along the south and west perimeters. A chainlink fence with barbed wire was noted along the north perimeter adjacent to U.S. 95, as well as a landscape buffer containing only bare earth. Additionally, a large amount of debris and weeds were noted within the perimeter landscape buffers.

<i>Details of Application Request</i>	
<i>Site Area</i>	
Gross Acres	10.29

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Automobile Dealer Inventory Storage Lot	SC (Service Commercial)	C-1 (Limited Commercial)
North	U.S. 95 Freeway	Right-of-Way	Right-of-Way
South	Elementary School, Single-Family Residences	PF (Public Facilities) and L (Low Density Residential)	C-V (Civic) and R-1 (Single Family Residential)
East	Regional Shopping Mall	SC (Service Commercial)	C-1 (Limited Commercial)

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West	Shopping Center	SC (Service Commercial)	C-1 (Limited Commercial)
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<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			
A-O (Airport Overlay) District (140-Foot)	X		Y*
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

* The subject property is located within the North Las Vegas Airport Overlay within the 140-foot height limitation contour. There are no structures or buildings on site which will encroach within this height limitation.

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 Size	N/A	448,339 SF	N/A
Min. Lot Width	100 Feet	374 Feet	Y
Trash Enclosure	Screened/Enclosed	N/A	N/A
Mech. Equipment	Screened	N/A	N/A

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 Space	36 Trees*	Zero Trees	Y*
Buffer: Min. Trees	1 Tree/30 Linear Feet	70 Trees	36 Trees	N**
TOTAL		70 Trees	36 Trees	N**
Min. Zone Width	8 Feet		8 Feet	Y
Wall Height	6-8 Feet		6-Foot Chainlink Fence	N**

* The 216-space parking lot where the Auto Dealer Inventory Storage use is located has been previously approved as part of the adjacent Regional Mall parking area. The existing parking areas required no trees at the time of approval; therefore the subject parking area is in compliance with the required tree counts.

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** The applicant has requested approval of a reduced quantity of trees in addition to chainlink perimeter fencing which will be reviewed through Site Development Plan Review (SDR-28618).

Pursuant to Title 19.10, the following parking standards apply:

Parking Requirement							
Use	Gross Floor Area or Number of Units	Required Parking Ratio	Required Parking		Provided Parking		Compliance
			Regular	Handi-capped	Regular	Handi-capped	
			Auto Dealer Inventory Storage	N/A	No additional parking required beyond that which is required for the principal use on site		
Regional Mall (Principal Use on Site)	1,153,159 SF	1 space / 250 GFA	4,556	57	Not Indicated		
TOTAL			4,613		5,188		Y*

* The amount of standard and handicapped parking spaces for the principal use on site was not indicated on the parking analysis provided. The; only a total of all on site parking spaces. This specific information will not be required from the applicant as the Auto Dealer Inventory Storage does not remove any existing or proposed handicapped parking spaces from the subject site.

ANALYSIS

This is the first Required Two-Year Review of an approved Special Use Permit (U-0030-01) for an Auto Dealer Inventory Storage use at 4300 Meadows Lane. Upon a site inspection on 07/10/08 it was noted that most of the required landscape which was approved in 2001 is either dead or missing. In addition, the site has expanded to include an additional 55,014 additional square feet to the north beyond the original approved 178,080 square-foot site. The applicant has submitted a Major Amendment to an approved Special Use Permit (SUP-28619) to allow for the 55,014 square-foot expanded use and a Site Development Plan Review (SDR-28618) to allow for a revised landscape proposal to the site.

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FINDINGS

The site complies with the Auto Dealer Inventory Storage use and is located on both an undeveloped parcel and an overflow parking lot for the Regional Mall use located on site within the C-1 (Limited Commercial) zoning district. At the time the original Special Use Permit (U-0030-01) was approved for Auto Dealer Inventory Storage, a two-year review was listed as a requirement. A two-year review is no longer a use requirement for Auto Dealer Inventory Storage; however as the original two-year review was never performed this Required Review has been submitted in order to comply with Special Use Permit (U-0030-01) Condition of Approval #4. Staff finds that there is no adverse impact regarding the continued use of this Auto Dealer Inventory Storage use, and the applicant has addressed all site changes through a Major Amendment to an approved Special Use Permit (SUP-28619) and a Site Development Plan Review (SDR-28618); therefore, approval of this request is recommended.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 28

ASSEMBLY DISTRICT 34

SENATE DISTRICT 3

NOTICES MAILED 354

APPROVALS 0

PROTESTS 5