



AGENDA MEMO

CITY COUNCIL MEETING DATE: JULY 1, 2009

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: RQR-32709 REQUIRED REVIEW APPLICANT: WILLIAM J. MCALPINE - OWNER: GHASSAN MEHRI

THIS ITEM WAS HELD IN ABEYANCE FROM THE JUNE 17, 2009 CITY COUNCIL MEETING AT THE REQUEST OF COUNCILMAN BARLOW.

**** CONDITIONS ****

STAFF RECOMMENDATION: APPROVAL

**** STAFF REPORT ****

PROJECT DESCRIPTION

This application is a Required Review of a previously approved Special Use Permit (SUP-4195) with a reduction in the amount of required perimeter landscaping for an existing Auto Repair Garage, Minor located at 2027 North Decatur Boulevard.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
03/15/00	The City Council approved a request for a Site Development Plan Review (SD-0037-99) for a proposed 3,660 square-foot addition to an existing 1,839 square-foot Auto Repair Garage, Minor at 2027 North Decatur Boulevard. The Planning Commission recommended denial on 01/13/00.
07/06/03	Vehicle Infractions (1359 and 1417) were processed for vehicles on sale at 2027 North Decatur Boulevard. Code Enforcement closed the cases on 07/06/03.
07/14/03	Vehicle Infractions (1598 and 1599) were processed for vehicles for sale at 2027 North Decatur Boulevard. Code Enforcement closed the cases on 07/14/03.
08/16/03	Vehicle Infractions (2910 and 4377) was processed for vehicles for sale at 2027 North Decatur Boulevard. The cases were never closed.
10/11/03	A Vehicle Infraction (5438) was processed for a vehicle for sale at 2027 North Decatur Boulevard. The case was closed on 03/15/04.
12/02/03	A Code Enforcement case (7253) was processed for an illegal wood sign in the planter bed at the corner of 2027 North Decatur Boulevard. Code Enforcement closed the case on 03/15/04.
06/16/04	The City Council approved a request for a Special Use Permit (SUP-4195) and a reduction of required perimeter landscaping for an existing Auto Repair Garage, Minor at 2027 North Decatur Boulevard. The Planning Commission recommended approval on 05/13/04.
01/03/07	A Code Enforcement case (48898) was processed for signs from the 1900 block of Decatur Boulevard and Rancho Drive to Vegas Drive on Decatur advertising the services at 2027 North Decatur Boulevard. Code Enforcement closed the case on 01/22/07.
07/02/08	The City Council approved a request for a Required Review (RQR-28310) of an approved Special Use Permit (SUP-4195) for an existing Auto Repair Garage, Minor located at 2027 North Decatur Boulevard.
08/06/08	The City Council approved a Required Review (RQR-29128) of an approved Special Use Permit (SUP-4195) for an existing Auto Repair Garage, Minor

	located at 2027 North Decatur Boulevard.
--	--

Related Building Permits/Business Licenses	
08/07/07	A business license (G02-00663) was issued for an Auto Repair Garage, Minor at 2027 North Decatur Boulevard. The license is still active.
Pre-Application Meeting	
A pre-application meeting is not required for this type of application, nor was one held.	
Neighborhood Meeting	
A neighborhood meeting is not required for this type of application, nor was one held.	

Field Check	
05/20/09	Staff conducted a field check of the subject site with the following observations: • There was no outside storage and/or used auto parts being stored outside the building • No vehicles were for sale on the property • Temporary barricades along the north boundary of the site were present, though two had been knocked down. • Perimeter landscaping was neat and being properly maintained. • The trash dumpster was being kept in a walled enclosure. • There was a wood sign behind the business advertising services available at 4750 West Lake Mead Boulevard.

Details of Application Request	
Site Area	
Gross Acres	0.46

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Auto Repair Garage, Minor	SC (Service Commercial)	C-1 (Limited Commercial)
North	Undeveloped Land	SC (Service Commercial)	C-1 (Limited Commercial)
South	Shopping Center	SC (Service Commercial)	C-1 (Limited Commercial)
East	Commercial Businesses	SC (Service Commercial)	C-1 (Limited Commercial)
West	Office and Retail Establishments	SC (Service Commercial)	C-1 (Limited Commercial)

Special Districts/Zones	Yes	No	Compliance
Special Area Plan		X	N/A
Special Districts/Zones	Yes	No	Compliance
Special Purpose and Overlay Districts			
A-O (Airport Overlay) District (70 feet)	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

ANALYSIS

This is the third request for a Required Review of a previously approved Special Use Permit (SUP-4195) and reduction in the amount of perimeter landscaping for an existing Auto Repair Garage, Minor at 2027 North Decatur Boulevard. During a site inspection, the business appeared in compliance with the conditions of approval cited in the original Special Use Permit. Staff did observe a wooden A frame sign behind the building on the subject site that is owned by the business at 4750 West Lake Mead. The applicant stated that he has asked the sign owner to remove it from his property, but they have repeatedly refused; applicant was advised to contact Code Enforcement regarding the problem.

As of the last Required Review on 08/06/08, the applicant has installed double level temporary concrete barricades along the north boundary of the site, though vehicles attempting cross-access through the undeveloped area have knocked two down.

FINDINGS

Since the approval of the Special Use Permit (SUP-4195), there has been only one Code Enforcement violation in 2007 for signs posted along Decatur Boulevard advertising the services available at the subject site. There is an illegal sign on the premise, but it is owned by the business at 4750 West Lake Mead Boulevard though the applicant did not authorize it: the applicant was advised to contact Code Enforcement to assist in resolving the violation.

The applicant has installed concrete barriers on the north property line as required by Condition Number 4 of the previous Required Review (RQR-29128), but vehicles continue to knock them down while attempting to cross-access to the adjoining property. The applicant understands that he will need to continue to repair and/or re-install the barriers or develop an alternate method to prevent vehicular traffic from crossing through to adjoining property in order to meet the requirements of this condition. Staff is recommending approval of this request with no further reviews.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

N/A

ASSEMBLY DISTRICT N/A

SENATE DISTRICT N/A

NOTICES MAILED 568

APPROVALS 0

