



City of Las Vegas

Agenda Item No.: 65.

AGENDA SUMMARY PAGE - PLANNING
CITY COUNCIL MEETING OF FEBRUARY 16, 2011

DEPARTMENT: PLANNING
DIRECTOR: FLINN FAGG, Acting

☐ Consent ☒ Discussion

SUBJECT: SUP-40436 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: DRIVETIME CAR SALES COMPANY, LLC - OWNER: BILL HADEN, INC. - Request for a Special Use Permit FOR PROPOSED 32,237-SQ-FT 2-FOOT MOTOR VEHICLE SALES (USED) USE at 8030 East Sahara Avenue (APNs: 802-01-801-018; 019; 020; and 021), C-2 (General Commercial) Zone, Sec 3 (Reese). The Planning Commission (7-0 vote) and Staff recommend APPROVAL.

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

City Council Meeting

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

City Council Meeting

RECOMMENDATION:

The Planning Commission (7-0 vote) and Staff recommend APPROVAL, subject to conditions:

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter
6. Support Postcards
7. Submitted after Meeting Recordation Notices of City Council Action and Conditions of Approval
8. Backup referenced from the January 25, 2011 Planning Commission Meeting Item SUP40436

Motion made by GARY REESE to Approve subject to conditions and adding the following conditions as read for the record:

A. The applicant shall submit a landscape plan to staff for review and approval prior to the issuance of a Certificate of Occupancy.

B. The installation and use of an outdoor loudspeaker or public address system shall not be permitted.

C. The hours of operation shall be limited as follows: Monday through Thursday from 10:00 a.m. to 8:00 p.m., Friday and Saturday from 8:00 a.m. to 8:30 p.m., and the dealership shall be closed on Sunday.

Passed For: 6; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 1

CITY COUNCIL MEETING OF: FEBRUARY 16, 2011

RICKI Y. BARLOW, LOIS TARKANIAN, OSCAR B. GOODMAN, GARY REESE, STEVEN D. ROSS, STAVROS S. ANTHONY; (Against-None); (Abstain-None); (Did Not Vote-None); (Excused-STEVE WOLFSON)

Minutes:

MAYOR GOODMAN declared the Public Hearing open.

ATTORNEY NEAL TOMLINSON, Spell and Wilmer, LLP, 5883 Howard Hughes Parkway, Suite 1100, appeared on behalf of the applicant and explained the facility was once a Findlay and Lincoln Mercury auto dealership and is now vacant. Drive Time is based out of Phoenix and currently has two other local facilities on Decatur Boulevard and Fremont Street. They are a good corporate citizen and involved in community events. He showed photos of the applicant's other locations, while noting that this facility will be a much needed improvement to this area. ATTORNEY TOMLINSON asked that the Council follow staff and the Planning Commission's recommendations for approval.

COUNCILMAN REESE explained that he met with the applicant and expressed his concern with used car dealerships. There is a new auto dealership to the south of Sahara Avenue, and Fairway Chevrolet is currently remodeling their dealership on Sahara Avenue, from Hualapai Way to Boulder Highway, undergoing street improvements.

The applicant's other location at 3333 Fremont Street is located just around the corner from this site, and ATTORNEY TOMLINSON was unsure if that location would close if this request is approved. The proposed hours would be Monday through Thursday, 10:00 a.m. to 8:00 p.m.; Friday and Saturday, 10:00 a.m. to 8:30 p.m.; and closed on Sundays. Drive Time plans to invest up to 1.5 million dollars in improvements.

RANDY BARNS, RBA Architecture, 8275 South Eastern did not have renderings of the proposed improvements; however, he explained that the current showroom would be expanded and the porch would be upgraded as well. The interior and service building will be remodeled, including the addition of Drive Time signage.

Regarding landscaping, FLINN FAGG, Acting Director of Planning, informed COUNCILMAN REESE that landscape plans were not submitted and what has been shown on the overhead is minimal. COUNCILMAN REESE desired the applicant to provide a landscape plan to staff, especially along Sahara Avenue, no loud speakers at this location and a three-month review. He supported the proposed hours mentioned by ATTORNEY TOMLINSON.

TODD FARLOW believed that 1.5 million dollars would not accommodate all of the improvements needed for this site.

ANTHONY HODGES referred to the applicant's commercial and the fact that jobs would be the benefit. COUNCILMAN REESE agreed but understood MR. FARLOW'S concern and trusted the applicant's word knowing their other locations. The Councilman urged the applicant to not end up with a used car lot and maintain the site so that it benefits the community.

MAYOR GOODMAN declared the Public Hearing closed.