



AGENDA MEMO

PLANNING COMMISSION MEETING DATE: SEPTEMBER 24, 2009

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: SUP-35420 - APPLICANT/OWNER: AUTO ZONE, INC.

**** CONDITIONS ****

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

Planning and Development

1. Approval of and conformance to the Conditions of Approval for Site Development Plan Review (SDR-35419) shall be required.
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 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 request for a Special Use Permit for a proposed 5,900 square-foot expansion of an Auto Parts (New & Rebuilt) (Accessory Sales & Service) use; the subject site contains an existing 8,298 square-foot Auto Parts (New & Rebuilt) (Accessory Sales & Service) use at 4930 Vegas Drive. The proposed development complies with all Title 19 Zoning Code requirements and can be conducted in a manner that is harmonious and compatible with the existing and future surrounding land uses; therefore, staff is recommending approval of this application. If the application is denied, no expansion of the current use will be allowed.

ISSUES

- Approval of an associated Site Development Plan Review (SDR-34419) for a proposed 5,900 square-foot expansion of an Auto Parts (New & Rebuilt) (Accessory Sales & Service) store is also required.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc and Property Sales</i>	
03/24/97	The City Council approved a request for a Rezoning (Z-0012-97) of property from N-U (Non-Urban) to C-1 (Limited Commercial) for property located at the northeast corner of Vegas Drive and Fairhaven Street for a proposed 8,117 square-foot single story Auto Parts Store. The Planning Commission recommended approval of the request.
04/17/02	The City Council approved a request for a Rezoning (Z-0107-01) of property from C-1 (Limited Commercial) zone, U (Undeveloped) zone [M(Medium Density Residential) General Plan Designation] under Resolution of Intent to C -1 (Limited Commercial) zone, U (Undeveloped) zone [M(Medium Density Residential) General Plan Designation], and R-E (Residence Estates) zone to C -2 (General Commercial) for a proposed Auto/RV Storage Facility located on the east side of Fairhaven Street approximately 300 feet north of Vegas Drive. The Planning Commission recommended denial of the request.
<i>Related Building Permits/Business Licenses</i>	
01/26/98	A building permit (#98001517) was issued for a new building Certificate of Occupancy at 4930 Vegas Drive. The permit was completed on 06/12/98.
	A building permit (#98001518) was issued for On-Site Improvements at 4930 Vegas Drive. The permit was completed on 11/30/98.
02/18/98	A building permit (#98003385) was issued for a new building at 4930 Vegas Drive. The permit was completed on 05/14/98.

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<i>Pre-Application Meeting</i>	
05/13/09	A pre-application meeting with the applicant was held where elements of submitting a Special Use Permit were discussed. Topics included: • Title 19 Zoning Code requirements • Meeting Dates and Deadlines. • It was noted that parking should be calculated at one space per 200 square feet of gross floor area, plus five additional spaces.
<i>Neighborhood Meeting</i>	
A neighborhood meeting is not required for this application, nor was one conducted.	

<i>Field Check</i>	
08/20/09	A site inspection was performed by staff with the following observations: • The northern portion of the site is undeveloped and littered with small debris. • The southern portion of the subject property is developed with a well maintained retail establishment which is being utilized as a Auto Parts (New & Rebuilt) (Accessory Sales & Service) use.

<i>Details of Application Request</i>	
<i>Site Area</i>	
Gross Acres	1.78 Acres

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Auto Parts (New & Rebuilt) (Accessory Sales & Service)	SC (Service Commercial)	C-1 (Limited Commercial)
North	Undeveloped	SC (Service Commercial)	U (Undeveloped) [SC (Service Commercial) General Plan Designation]
	Undeveloped	SC (Service Commercial)	R-E (Residence Estates)
South	Retail Development	SC (Service Commercial)	C-1 (Limited Commercial)
East	Mini-Storage	SC (Service Commercial)	C-2 (General Commercial)
	Car Wash	SC (Service Commercial)	C-1 (Limited Commercial)
West	Undeveloped	SC (Service Commercial)	U (Undeveloped) [SC (Service Commercial) General Plan Designation]

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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 (105 Feet)	X		Y
Trails		X	N/A
Rural Preservation Overlay District		X	N/A
Development Impact Notification Assessment	X		Y
Project of Regional Significance	X		Y

DEVELOPMENT STANDARDS

Pursuant to Title 19.10, the following parking standards apply:

Parking Requirement							
Use	Gross Floor Area or Number of Units	Parking Ratio	Required		Provided		Compliance
			Parking		Parking		
			Regular	Handi-capped	Regular	Handi-capped	
Auto Parts (New & Rebuilt) (Accessory Sales & Service)	14,198 S.F.	1:200; plus 5 spaces	72	4	72	4	
TOTAL	14,198 S.F.		76		76		
Loading Spaces			2		2		

ANALYSIS

The applicant has indicated that the proposed area of expansion will be utilized as inventory area, allowing them to increase on-site availability of products. Staff is recommending approval of this application, as the proposed use complies with all Title 19 Zoning Code requirements and can be conducted in a manner that is harmonious and compatible with the existing and future surrounding land uses.

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FINDINGS

In order to approve a Special Use Permit application, per Title 19.18.060 the Planning Commission and City Council must affirm the following:

- 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 land use can be conducted in a manner that is harmonious and compatible with existing and future surrounding land uses, as projected by the General Plan.

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

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

- 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.**

Site access is provided from Vegas Drive, an 80-foot Secondary Collector as designated in the Master Plan of Streets and Highways. This street provides adequate access to and from the subject property.

- 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.**

Approval of this special use permit will not compromise public health, safety, or welfare as the proposed Auto Parts (New & Rebuilt) (Accessory Sales & Service) use will be subject to regular inspections.

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

The proposed Auto Parts (New & Rebuilt) (Accessory Sales & Service) use complies with the conditions per Title 19.04.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

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ASSEMBLY DISTRICT 6

SENATE DISTRICT 4

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NOTICES MAILED 105

APPROVALS 0

PROTESTS 0