

**AGENDA MEMO****PLANNING COMMISSION MEETING DATE: SEPTEMBER 24, 2009****DEPARTMENT: PLANNING AND DEVELOPMENT****ITEM DESCRIPTION: SDR-35419 - 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 Special Use Permit (SUP-35420) shall be required, 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 site plan date stamped 08/31/09 and the landscaping plan, building elevations, and floor plans stamped 07/31/09, except as amended by condition herein.
4. 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.
5. 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.
6. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.
7. 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.

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8. 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.
9. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

10. Coordinate with the Department of Building and Safety to determine if existing property lines have any impact on further development of this site.
11. Remove all substandard public street improvements adjacent to this site and replace with new improvements meeting current City Standards, such as but not limited to the installation of tactile warning strips on all sidewalk ramps, 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.
12. Meet with the Fire Protection Engineering Section of the Department of Fire Services to discuss fire requirements for the proposed use of this facility.
13. Contact the City Engineers Office at 229-6272 to coordinate the development of this project with the Vegas Drive Storm Drain project and any other public improvement projects adjacent to this site. Comply with the recommendations of the City Engineer.
14. All private improvements and landscaping installed with this project shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
15. An update to the previously approved 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 or submittal of any construction drawings. Alternatively, in lieu of a Traffic Impact Analysis update, the applicant may participate in a reasonable alternative mutually acceptable to the applicant and the Department of Public Works.
16. 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 or submittal of any construction drawings, 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.

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**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a Site Development Plan Review for a 5,900 square-foot expansion of an existing 8,298 square-foot Auto Parts (New & Rebuilt) (Accessory Sales & Service) store at 4930 Vegas Drive. The proposed development complies with all Title 19 development standards; therefore, staff recommends approval of this request. If the application is denied, no expansion of the existing structure will be permitted without approval of an additional Site Development Plan Review.

ISSUES

- The submitted plans depict a development that is appropriate for and compatible with the surrounding area; therefore, staff recommends approval.

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.
02/26/98	A building permit (#98004060) was issued for a sign at 4930 Vegas Drive. The permit was completed on 12/04/98.

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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 Site Development Plan Review 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)

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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

Title 19.08.050 Development Standards

<i>Standard</i>	<i>Required/Allowed</i>	<i>Provided</i>	<i>Compliance</i>
Min. Lot Size	N/A	N/A	N/A
Min. Lot Width	100 Feet	260 Feet	Y
Min. Setbacks • Front • Side • Corner • Rear	20 Feet 10 Feet 15 Feet 20 Feet	87 Feet 60 Feet 87 Feet 125 Feet	Y
Max. Lot Coverage	50%	18%	Y
Max. Building Height	N/A	N/A	N/A
Trash Enclosure	Screened, Gated, w/ Roof or Trellis	One	Y
Mech. Equipment	Screened	Not Shown	Not Shown

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Title 19.12 Development Standards

<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	13 Trees	13 Trees	Y
Buffer: Min. Trees	1 Tree/ 30 Linear Feet (West, South and East perimeters)	18 Trees	34 Trees	Y
Buffer: Min. Trees	1 Tree/ 20 Linear Feet (North perimeter)	13 Trees	13 Trees	Y
TOTAL		44 Trees	60 Trees	Y
Min. Zone Width	15 Feet (South)		10 Feet	N*
	15 Feet (West)		20.5 Feet	Y
	8 Feet (North)		11.5 Feet	Y
	8 Feet (East)		9 Feet	Y

*Per approved Rezoning Z-0012-97.

Pursuant to Title 19.10, the following parking standards apply:

Parking Requirement							
Use	Gross Floor Area or Number of Units	Required			Provided		Compliance
		Parking Ratio	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 proposed site development plan meets all requirements of Title 19. Staff is recommending approval of this request as the proposed use of the site as an Auto Parts (New & Rebuilt) (Accessory Sales & Service) store is compatible with the adjacent commercial and residential uses, and can be conducted in a manner that is harmonious with the surrounding development in the area.

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FINDINGS

In order to approve a Site Development Plan application, per Title 19.18.050 the Planning Commission and/or City Council must affirm the following:

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

The proposed development is compatible with adjacent development and development in the area.

- 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 is consistent with the General Plan and Title 19.

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

Access to the site is provided from Vegas Drive, which is an 80-foot Secondary Collector as designated by the Master Plan of Streets and Highways. This street will provide adequate access and will accommodate the traffic generated by the proposed development.

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

Building materials are appropriate for the area and consistent with other commercial sites within the City. Landscape materials are appropriate in type, size and quantity for the area and for the City.

- 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 building elevations, design characteristics and architectural and aesthetic features are not unsightly, undesirable or obnoxious in appearance. In addition, the proposed development is harmonious and compatible with development in the area.

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

The proposed Site Development Plan Review 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 14

ASSEMBLY DISTRICT 6

SENATE DISTRICT 4

NOTICES MAILED 105

APPROVALS 0

PROTESTS 0