



AGENDA MEMO

PLANNING COMMISSION MEETING DATE: AUGUST 26, 2010

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: APPLICANT/OWNER: FAIRWAY CHEVROLET COMPANY

** STAFF RECOMMENDATION(S) **

<i>CASE NUMBER</i>	<i>RECOMMENDATION</i>	<i>REQUIRED FOR APPROVAL</i>
SDR-38855	Staff recommends DENIAL, if approved subject to conditions:	

** CONDITIONS **

SDR-38855 CONDITIONS

Planning and Development

1. 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.
2. All development shall be in conformance with the site plan and landscape plan date stamped 08/04/10, and building elevations, date stamped 08/04/10 and 07/13/10, except as amended by conditions herein.
3. A Waiver from Title 19.12.040 is hereby approved, to allow a zero-foot perimeter landscape buffer where five feet is required along the south property line.
4. An Exception from Title 19.10.010(J) is hereby approved, to allow 12 trees and three interior parking lot landscape islands where 66 trees and 18 interior islands are required.
5. Prior to occupancy, all necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Building and Safety Department.
6. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

Conditions Page Two
August 26, 2010 - Planning Commission Meeting

7. Any changes based upon right-of-way, traffic or drainage studies or street improvements required by the city or public utilities shall not reduce the widths of perimeter landscape buffers, height of walls or quantities of plant materials from that on submitted landscape plans date stamped 08/04/10. Any changes based upon subsequently submitted studies must be accommodated elsewhere on the site.
8. 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. The technical landscape plan shall include the following changes from the conceptual landscape plan: eight new palm trees having a minimum height of 15 feet from the ground to the top of the fronds shall be located within parking lot planters adjacent to Sahara Avenue.
9. Reflective glazing at the pedestrian level is prohibited. Glazing above the pedestrian level shall be limited to a maximum reflectance rating of 22% (as defined by the National Institute of Standards and Technology).
10. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
11. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.
12. Parking lot lighting standards shall be no more than 30 feet in height and shall utilize downward-directed lights with full cut-off luminaries. 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.
13. A Master Sign Plan shall be submitted for approval by the City of Las Vegas prior to the issuance of a Certificate of Occupancy for any building on the site and prior to the issuance of any sign permits.
14. 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.
15. A Comprehensive Construction Staging Plan shall be submitted to the Planning and Development Department for review and approval prior to the issuance of any building permits. The Construction Staging Plan shall include the following information: Design and location of construction trailer(s); design and location of construction fencing; all proposed temporary construction signage; location of materials staging area; and the

Conditions Page Three
August 26, 2010 - Planning Commission Meeting

16. Prior to the submittal of a building permit application, the applicant shall meet with Planning and Development Department staff to develop a comprehensive address plan for the subject site. A copy of the approved address plan shall be submitted with any future building permit applications related to the site.
17. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

18. The existing driveways servicing this site from Sahara Avenue may remain as-is; however Driveway #2 (as shown on the submitted site plan dated August 04, 2010) shall be gated and posted as "Emergency Vehicle Access Only".
19. All delivery vehicles shall maneuver for loading and unloading on site; there shall be no parking, loading or unloading of vehicles within the Sahara Avenue public right-of-way.
20. Vehicles shall be neither displayed nor stored within the public right of way adjacent to this site.
21. Meet with the Flood Control Section of the Department of Public Works prior to submittal of any construction drawings for Phase I. 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 the submittal of any construction drawings for any construction beyond Phase I, or the submittal of a Map subdividing this site, 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.

Staff Report Page One
August 26, 2010 - Planning Commission Meeting

**** STAFF REPORT ****

PROJECT DESCRIPTION

The site at 3100 and 3222 East Sahara Avenue consists of two existing Motor Vehicle Sales (New) establishments and accessory Motor Vehicle Sales (Used), Auto Repair Garage (Major), Auto Paint and Body, Auto Parts and Accessories, Automobile Rental and Truck Rental uses totaling 138,787 square feet on 17.01 acres. The site is served by five existing driveways. The applicant seeks to demolish 44,235 square feet of existing floor area, add 76,902 square feet of new floor area (for a net gain of 32,667 square feet) and modernize the existing building façades. The site is sparsely landscaped; several palm trees are proposed within the parking lot and adjacent to the new buildings, and there will be no landscaping on the perimeter. Because the site could be improved to meet current code standards but is not designed with this intent, staff recommends denial. If the request is denied, the site will remain as currently configured.

ISSUES

- The previously approved nonconforming landscape buffer area along Sahara Avenue has been replaced by concrete and light poles. The buffer area was approved with shrubs and turf, but no trees were required. A Waiver is required to allow a zero-foot landscape buffer along the south perimeter where five feet is required.
- An Exception is required to allow 12 trees and three interior parking lot landscape islands where 66 trees and 18 interior islands are required.
- A Master Sign Plan will be required under a separate application; this is noted as a condition of approval.
- The applicant has requested that the project be constructed in phases. The first phase is located along the east side of the property and includes the GMC showroom expansion and relocation of utilities; the second phase would include the new Chevrolet showroom, parts building and body shop; the third phase would include an addition to the existing service center.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc</i>	
08/19/70	The Board of City Commissioners approved a Rezoning (Z-0043-70) from R-1 (Single Family Residence) and R-2 (Two Family Residence) to C-2 (General Commercial) and a Plot Plan Review for a proposed new car dealership generally located on the north side of Sahara Avenue between McLeod Street and Boulder Highway. The Planning Commission and staff recommended approval.

Staff Report Page Two
August 26, 2010 - Planning Commission Meeting

11/08/72	The Board of City Commissioners approved a Rezoning (Z-0080-72) from R-1 (Single Family Residence) and R-2 (Two Family Residence) to C-2 (General Commercial) and a Plot Plan Review for expansion of an existing new car dealership generally located on the north side of Sahara Avenue between McLeod Street and Fremont Street, east of the area rezoned by Z-0043-70. The Planning Commission and staff recommended approval.
06/07/72	The Board of City Commissioners approved a Plot Plan Review (Z-0043-70) for a second body shop associated with an existing new car dealership generally located on the north side of Sahara Avenue between McLeod Street and Boulder Highway. The Planning Commission recommended approval.
10/16/74	The Board of City Commissioners approved a Plot Plan Review (Z-0043-70) for a 1,600 square-foot addition to the existing office and an addition to the existing paint and body shop on property generally located on the north side of Sahara Avenue between McLeod Street and Boulder Highway. The Planning Commission and staff recommended approval.
04/16/75	The Board of City Commissioners approved a Plot Plan Review (Z-0043-70) for a proposed 2,079 square-foot masonry file storage building on property generally located on the north side of Sahara Avenue between McLeod Street and Boulder Highway. The Planning Commission and staff recommended approval.
08/06/75	The Board of City Commissioners approved a Plot Plan Review (Z-0043-70) for a proposed 8,085 square-foot, 36-bay garage for storage of antique automobiles on property generally located on the north side of Sahara Avenue between McLeod Street and Boulder Highway. The Planning Commission and staff recommended approval.
10/07/87	The City Council approved a Rezoning (Z-0083-87) from R-1 (Single Family Residence) and R-2 (Two Family Residence) to C-2 (General Commercial) on 5.10 acres adjacent to the north side of Sahara Avenue, west of Fremont Street. The Planning Commission recommended approval without a cul-de-sac to be provided on Scarlet Oak Avenue. Staff recommended approval with a cul-de-sac to be provided on Scarlet Oak Avenue.
12/17/87	The City Council approved a Review of Condition to delete Condition Number 7 of a previously approved Rezoning (Z-0083-87), which required installation of a six-foot wide landscape planter along the north property line of 5.10 acres located adjacent to the north side of Sahara Avenue, west of Fremont Street. The Planning Commission and staff recommended approval.
06/27/89	The Planning Commission approved a Plot Plan Review (Z-0083-87) for a proposed 4,460 square-foot addition to an existing service building at 3222 East Sahara Avenue. Staff recommended approval.
09/14/89	The Planning Commission approved a Plot Plan Review (Z-0083-87) for a proposed new service building at 3222 East Sahara Avenue. Staff recommended approval.

Staff Report Page Three
August 26, 2010 - Planning Commission Meeting

05/16/07	The City Council approved a Waiver of Title 18.12.130 (WVR-19784) to allow no circular cul-de-sac at the termination of Scarlet Oak Avenue where such is required; a Special Use Permit (SUP-19359) to allow a Motor Vehicle Sales (New) Facility and a Waiver to allow service bays to face the public right-of-way; and a Site Development Plan Review (SDR-19363) for a proposed 251,828 square-foot Motor Vehicle Sales (New) Facility and a Waiver to allow no perimeter landscape buffer along the east property line where an eight-foot buffer is required on 17.01 acres at 3100-3200 East Sahara Avenue. The Planning Commission and staff recommended approval. The Special Use Permit and Site Development Plan Review approvals expired on 05/16/09.
06/14/07	A Merger and Resubdivision Parcel Map (PMP-19451) to combine three parcels into one lot comprising 17.01 acres was recorded.

Most Recent Change of Ownership

04/25/07	A deed was recorded for a change in ownership.
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Related Building Permits/Business Licenses

1971	A Motor Vehicle Sales (New) showroom, offices, maintenance facility, auto paint and body shop and parts building were constructed at 3100 East Sahara Avenue.
1971	A business license (A16-00009) was issued for automobile sales at 3100 East Sahara Avenue. The license is still active.
10/27/88	A business license was issued for a new car dealership at 3222 East Sahara Avenue. The license was marked out of business.
02/20/91	A building permit (#92145628) was issued for a service island at 3100 East Sahara Avenue. A final inspection was approved 04/09/91.
02/20/91	A building permit (#91098041) was issued for an addition to an existing building (truck sales) at 3100 East Sahara Avenue. A final inspection was approved 04/09/91.
02/20/91	A building permit (#91098040) was issued for a remodel of an existing building at 3100 East Sahara Avenue. A final inspection was approved 03/22/91.
02/20/91	A building permit (#91098073) was issued for a remodel of the existing truck sales service island at 3100 East Sahara Avenue. A final inspection was approved 03/21/91.
02/26/91	A building permit (#91098529) was issued for an addition to an existing service drive-through building at 3100 East Sahara Avenue. A final inspection was approved 04/03/91.

Staff Report Page Four
August 26, 2010 - Planning Commission Meeting

01/28/92	A building permit (#92134209) was issued for a new building at 3100 East Sahara Avenue. A final inspection was approved 02/07/92.
02/14/92	A building permit (#92145628) was issued for an interior remodel at 3100 East Sahara Avenue. A final inspection was approved 06/26/92.
05/27/92	A building permit (#92146992) was issued for remodel to the existing body shop at 3100 East Sahara Avenue. A final inspection was approved 06/26/92.
06/22/92	A building permit (#97149939) was issued for three spray booths at 3100 East Sahara Avenue. A final inspection was approved 06/22/92.
06/24/92	A building permit (#92150363) was issued for a gas line to proposed spray booths at 3100 East Sahara Avenue. A final inspection was approved 06/25/92.
07/18/94	A building permit (#94340536) was issued for a 300 square-foot showroom expansion at 3100 East Sahara Avenue. A final inspection was approved 12/13/94.
11/08/94	A building permit (#94355802) was issued for city design wall at 3222 East Sahara Avenue. A final inspection was approved 12/20/94.
12/22/94	A building permit (#94361250) was issued for a new auto detail building at 3222 East Sahara Avenue. A final inspection was approved 01/31/95.
11/20/96	A building permit (#96023081) was issued for a 715 square-foot interior remodel at 3222 East Sahara Avenue. A final inspection was approved 12/26/96.
04/22/97	A building permit (#97008085) was issued for city design block walls at 3100 East Sahara Avenue. A final inspection was approved 05/07/97.
05/07/97	A building permit (#97009249) was issued for a lube building at 3100 East Sahara Avenue. A final inspection was approved 08/22/97.
05/07/97	A building permit (#97009248) was issued for a consultation booth at 3100 East Sahara Avenue. A final inspection was approved 08/22/97.
07/24/97	A building permit (#97015065) was issued for a lube building and office with basement and covered areas at 3100 East Sahara Avenue. A final inspection was approved 12/16/97.
10/27/97	A building permit (#97021710) was issued for a neon directional sign at 3100 East Sahara Avenue. A final inspection was approved 01/22/98.
02/12/98	A business license (A19-00123) was issued for automobile rental at 3100 East Sahara Avenue. The license was marked out of business on 12/03/08.
01/22/99	A building permit (#99001247) was issued for grading and repaving at 3222 East Sahara Avenue. A final inspection was approved 05/28/99.
01/22/99	A building permit (#99001248) was issued for an eight-foot tall, 270-foot long city design wall at 3222 East Sahara Avenue. A final inspection was approved 05/26/99.

Staff Report Page Five
August 26, 2010 - Planning Commission Meeting

04/28/99	A building permit (#99008068) was issued for an eight-foot tall, 118-foot long city design wall at 3222 East Sahara Avenue. A final inspection was approved 06/28/99.
08/14/08	A business license (A16-01295) was issued for automobile sales at 3222 East Sahara Avenue. The license is still active.
05/15/09	A business license (A19-00155) was issued for automobile rental at 3222 East Sahara Avenue. The license is still active.

<i>Pre-Application Meeting</i>	
06/30/10	A pre-application meeting was held with the applicant. The following items and issues were discussed and noted: • A previous Site Development Plan Review was approved for expansion of the dealership; however, the entitlement was allowed to expire. • A previous waiver to allow Scarlet Oak Avenue to terminate without a turnaround has expired; however, research revealed that a waiver had been granted with rezoning of the eastern portion of the site, and no additional waiver for this street is required. • Deviations from the approved landscape plan from 1971 will require waivers. An exception for parking lot landscaping may be required. • Vehicle maintenance bays will not face rights-of-way; no SUP will be required. • Three phases of construction are being considered by the owner. • A Master Sign Plan will be required as a condition of approval. • The project is subject to residential adjacency standards. The applicant must show compliance with these standards. • The site plan must indicate areas where vehicles will be displayed, and the maximum number of vehicles that can be displayed in each area. • An update to the existing drainage study will be required. • Some of the buildings on the site will require sprinklers. • Sahara Avenue is a state-controlled highway with NDOT jurisdiction. Upgrades to driveways may be necessary.

<i>Neighborhood Meeting</i>
A neighborhood meeting is not required, nor was one held.

Staff Report Page Six
August 26, 2010 - Planning Commission Meeting

Field Check	
07/22/10	A field check was conducted, where the following items were noted: • The site contains a multi-building motor vehicle dealership. • Several existing trees are scattered across the front of the property. • Banner signs were located at several points along the front property line. • At least two display vehicles were tilted up at a 45 degree angle at the front property line.

Details of Application Request	
Site Area	
Net Acres	17.01

Surrounding Property	Existing Land Use Per Title 19.04	Planned or Special Land Use Designation	Existing Zoning District
Subject Property	Motor Vehicle Sales (New)	GC (General Commercial)	C-2 (General Commercial)
North	Single Family Dwelling, Detached	L (Low Density Residential)	R-1 (Single Family Residential)
South	Motor Vehicle Sales (New)	GC (General Commercial)	C-2 (General Commercial)
	Motor Vehicle Sales (New)	CG (Commercial General) – Clark County	C-2 (General Commercial) – Clark County
	Mobile Home Park	RH (Residential High) – Clark County	R-T (Manufactured Home Residential) – Clark County
East	Motor Vehicle Sales (New)	GC (General Commercial)	C-2 (General Commercial)
West	Motor Vehicle Sales (New)	GC (General Commercial)	C-2 (General Commercial)
	Outside Vehicle Storage	PF (Public Facilities)	C-2 (General Commercial)

Staff Report Page Seven
August 26, 2010 - Planning Commission Meeting

<i>Master Plan Areas</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Master Plan Area		X	N/A
<i>Special Purpose and Overlay Districts</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Purpose and Overlay Districts		X	N/A
Trails		X	N/A
Rural Preservation Overlay District		X	N/A
Las Vegas Redevelopment Plan Area		X	N/A
Development Impact Notification Assessment		X	N/A
Project of Regional Significance		X	N/A

DEVELOPMENT STANDARDS

Pursuant to Title 19.08, the following development standards apply to the subject site:

<i>Standard</i>	<i>Required/Allowed</i>	<i>Provided</i>	<i>Compliance</i>
Min. Lot Size	N/A	740,963 SF	N/A
Min. Lot Width	100 Feet	1,057 Feet	Y
Min. Setbacks (New Structures)			
• Front	20 Feet	116 Feet	Y
• Side	10 Feet	82 Feet	Y
• Rear	20 Feet	214 Feet	Y
Min. Distance Between Buildings	10 Feet	20 Feet	Y
Max. Lot Coverage	50%	23%	Y
Max. Building Height	N/A	45 Feet	N/A
Trash Enclosure	Screened, Gated, w/ a Roof or Trellis	Trash compactor	Y
Mech. Equipment	Screened	Screened	Y

Pursuant to Title 19.08.060, the following Residential Adjacency standards apply to the subject proposal:

<i>Residential Adjacency Standards</i>	<i>Required/Allowed</i>	<i>Provided</i>	<i>Compliance</i>
3:1 proximity slope	135 Feet	214 Feet	Y
Adjacent development matching setback	15 Feet	214 Feet	Y
Trash Enclosure	50 Feet	182 Feet	Y

Staff Report Page Eight
August 26, 2010 - Planning Commission Meeting

Pursuant to Title 19.12, the following landscape standards apply to the subject proposal:

<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>		
Buffer Trees:				
• North	1 Tree / 20 Linear Feet	0 Trees	0 Trees	Y
• South (interior)	1 Tree / 30 Linear Feet	0 Trees	0 Trees	Y
• South	1 Tree / 20 Linear Feet	0 Trees	0 Trees	Y
• East	1 Tree / 30 Linear Feet	0 Trees	0 Trees	Y
• West	1 Tree / 30 Linear Feet	0 Trees	0 Trees	Y
TOTAL PERIMETER TREES		0 Trees	0 Trees	Y
Parking Area Trees	1 Tree / 6 Uncovered Spaces, plus 1 tree at the end of each row of spaces	66 Trees	12 Trees	N
LANDSCAPE BUFFER WIDTHS				
Min. Zone Width				
• North	0 Feet		0 Feet	Y
• South	5 Feet		0 Feet	N
• East	0 Feet		0 Feet	Y
• West	0 Feet		0 Feet	Y
Wall Height			6 Feet	Y

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	
Motor Vehicle Sales (New)	171,454 SF	1 space/ 500 SF GFA	343		794		Y
TOTAL SPACES REQUIRED			343		794		Y
Customer Parking (Front Lot)					113		
Employee Parking (Front Lot)					180		
Service Area and Parking (Back Lot)					246		
New Vehicle Display (Front Lot)					246		
TOTAL (With Handicapped)			335	8 (2 VA)	785	9 (2 VA)	Y

Staff Report Page Nine
August 26, 2010 - Planning Commission Meeting

Loading Spaces	171,454	3 spaces, plus 1 per each 100,000 SF over 50,000 SF	5 spaces	11 spaces	Y
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<i>Waivers</i>		
<i>Requirement</i>	<i>Request</i>	<i>Staff Recommendation</i>
<u>Previously approved landscape plan</u> – five-foot buffer along the south property line	Zero feet	Denial

<i>Exceptions</i>		
<i>Requirement</i>	<i>Request</i>	<i>Staff Recommendation</i>
<u>Title 19.10.010 (J)</u> – One landscape island with shade tree for each six uncovered parking spaces and at the ends of each parking row	12 palm trees; 3 planter fingers	Denial

ANALYSIS

Construction of the project is proposed to be phased as follows:

Phase 1	Expand Building 13 and upgrade facades
	Relocate chain link gate with vision slats
Phase 2	Demolish Buildings 6, 8, 9 and 11
	Construct new Buildings 10B, 10C
	Relocate chain link gate with vision slats
Phase 3	Construct new Building 8
	Improve south facade of Building 5
	Construct new chain link gate with vision slats

Staff Report Page Ten
August 26, 2010 - Planning Commission Meeting

The following table summarizes the proposed changes to the buildings on the subject site:

Building	Existing/Proposed Use	Changes
1	Auto Storage	None
2	Auto Storage	None
3	File Storage	None
4	Paint Shop	None
5	Body Shop 1	Façade improvements on front (south elevation)
6	Auto Detail Shop	Demolish (4,885 sf)
7	Body Shop 2	None
8	General Offices and Showroom	Demolish (23,696 sf)
8A	Proposed 40-foot, two-story, 62,200 sf Chevrolet Showroom	New, replaces Building 8
9	Chevrolet Showroom	Demolish (8,512 sf)
10	Existing Service Center	None (To remain, 10C attaches to this bldg)
10A	Existing Quick Lube	To remain, link Buildings 10/10A with canopy
10B	Proposed 1,480 sf Service Writers Building	New
10C	Proposed 9,600 sf addition to Service Center	New, addition to Building 10
11	Truck Detail Shop	Demolish (7,142 sf)
12	GMC/Pontiac/Buick Service Center	None
13	GMC/Pontiac/Buick Showroom	Façade improvements
13A	Proposed 3,622 sf addition to existing GMC/Pontiac/Buick Showroom	New, addition to Building 13
	New canopy over service center entrance and exit (6,960 sf)	New

The Motor Vehicle Sales (New) use is a conditional use in a C-2 (General Commercial) Zoning District. The site as designed meets the conditions for this use. If built as proposed, the site will feature 12 buildings. Four existing buildings totaling 44,235 square feet are proposed to be demolished. Only the Chevrolet Showroom and offices will be rebuilt in the same place as the existing building. Façade improvements to the south elevation of a body shop (Building #5) are proposed, as well as a canopy to connect new Buildings #8A and #10C. Buildings #10 (Chevrolet service center) and 13 (GMC/Pontiac/Buick Showroom) will be expanded southward toward Sahara Avenue. In all, an additional 76,902 square feet is proposed to be constructed; with the proposed demolitions, the net increase in floor area is 32,667 square feet. The new buildings meet setback, residential adjacency and all other development standards. The parking provided is sufficient to meet Title 19.04 standards. However, the required number of off-street parking spaces (343) must be available to employees and customers during all business hours, so that the number of display vehicles does not take up required spaces.

Staff Report Page Eleven
August 26, 2010 - Planning Commission Meeting

Green building techniques designed to conserve water and electricity will be employed as part of this project. Provided landscaping is drought-tolerant, and skylights, occupancy sensors, insulated windows, and light colored paint will be used. The size of mechanical units has been minimized and electric car charging stations are proposed.

The overall site plan indicates existing and proposed chain link fencing on the interior of the site. Two chain link gates are proposed to be relocated to restrict access to the rear of the lot, where vehicles are stored or serviced. A third gated area will be located behind a masonry wall obscured from view from the Sahara Avenue right-of-way.

The existing approved landscape plans for the site only indicated landscaping along Sahara Avenue. The minimum five-foot wide buffer area only included shrubs and did not include perimeter trees. The applicant proposes not to restore the original landscaping, which had included Astroturf within the middle section, instead opting to leave the existing concrete and light poles in place. A Waiver is required to allow no buffer along the south perimeter. As it would be possible to provide at least the portion of planter that was originally approved, staff cannot recommend approval of the waiver.

Demolition of Buildings #6, 8, 9, and 11 has created a new parking area at the front of the site that is subject to Title 19.10 parking lot design standards. A total of 66 trees and 18 interior landscape fingers are required within this parking area. The applicant proposes a total of 12 trees (four of which are existing) within the existing and proposed fingers along Sahara Avenue. The eight additional trees are proposed to be palm trees, which are not classified as shade trees required by Title 19.10. Staff cannot support the requested exception to Title 19.10, but acknowledges that the addition of some trees in this area will help to make the site more visually appealing from the public right-of-way.

New signage will be reviewed under separate permit. A condition of approval notes that a Master Sign Plan for all signage on the site will be required prior to any new certificate of occupancy or issuance of any sign permit. This complies with Title 19.14 requirements for commercial developments of 15 acres or larger.

As the site could be improved to meet current code standards regarding landscaping, but is not designed with this intent, staff recommends denial. If the request is denied, the site will remain as it is currently configured.

FINDINGS (SDR-38855)

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:

Staff Report Page Twelve
August 26, 2010 - Planning Commission Meeting

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

The proposed development has been established at this location since 1971. It is compatible with the adjacent commercial districts along Sahara and is adequately screened from single-family residential development to the north.

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 development as proposed meets development standards, but does not meet current landscape and buffer requirements.

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

The site receives access from Sahara Avenue, a Primary Arterial that is 143 feet wide adjacent to the site. There are five driveways into the property, which will not be altered under this proposal.

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

Building materials include primarily painted CMU block, with aluminum panels and glass along showroom fronts. These are appropriate, as most of the buildings are existing and only the south elevations face public rights-of-way.

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 improved building facades will feature roof articulation and popouts for visual interest and will be compatible with other commercial developments in the area.

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

The proposed development will be subject to licensing and inspection, thereby protecting the public health, safety and general welfare.

Staff Report Page Thirteen
August 26, 2010 - Planning Commission Meeting

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

7

NOTICES MAILED 251

APPROVALS 1

PROTESTS 0