



AGENDA MEMO

PLANNING COMMISSION MEETING DATE: OCTOBER 21, 2010

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: APPLICANT: TEAM FORD - OWNER: RYAN, M. E. LLC

** STAFF RECOMMENDATION(S) **

<i>CASE NUMBER</i>	<i>RECOMMENDATION</i>	<i>REQUIRED FOR APPROVAL</i>
SDR-39469	Staff recommends APPROVAL, subject to conditions:	

** CONDITIONS **

SDR-39469 CONDITIONS

Planning and Development

1. Conformance to the Rio Vista Plaza Master Development Plan and Development Standards, as amended.
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, landscape plan, and building elevations, date stamped 09/07/2010, except as amended by conditions herein.
4. 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 09/07/2010. Any changes based upon subsequently submitted studies must be accommodated elsewhere on the site.
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.

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7. 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.
8. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
9. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.
10. Parking lot lighting standards shall not be more than 25 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.
11. 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.
12. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

13. Remove all substandard public street improvements, if any, adjacent to this site and replace with new improvements meeting current City Standards concurrent with on-site development activities as shown on the approved Site Plan.
14. All landscaping and private improvements 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. 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, submittal of any construction drawings 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.

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16. Site development to comply with all previous conditions of approval for Z-74-97 and all other subsequent site-related actions.

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**** STAFF REPORT ****

PROJECT DESCRIPTION

This application request is a Site Development Plan Review for a proposed 7,000 square foot Carwash and Mini-Lube Facility to a three acre portion of a 20-acre Master Planned Development. The proposed facility will operate in conjunction with the neighboring Motor Vehicle Sales (New) use at 5445 Drexel Road. The four-bay facility will offer minor vehicle tire and automotive services and also provide a car wash for customers of the auto dealership only. The proposed use and design of the facility comply with the Rio Vista Plaza Master Plan; therefore, staff recommends approval of this proposal, with conditions. If denied, the applicant will not be able to proceed with this request as proposed.

ISSUES

- The proposed 7,000 square foot development is located within the Rio Vista Plaza Master Plan Area.
- Per the Major Modification [Z-0074-97(10)] to the Rio Vista Plaza Development Plan, the Carwash and Mini-Lube Facility is a permitted use.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc</i>	
12/08/1997	The City Council approved an Amendment (GPA-0032-97) to the Northwest General Plan from ML (Medium Low Density Residential) to SC (Service Commercial).
05/28/1998	The City Council approved a Rezoning (Z-0074-97) from the U (Undeveloped) zoning district [ML (Medium Low Density Residential) General Plan Designation] to PD (Planned Development) zoning district.
07/15/1998	The Planning and Development Department administratively approved a Site Development Plan Review [Z-0074-97(1)] for a proposed Restaurant with Accessory Retail (Fast Food Restaurant with Convenience Store).
07/27/1998	The City Council approved requests to Vacate portions of Drexel Road and Rio Vista Street (VAC-0022-98, VAC-0023-98, and VAC-0024-98) adjacent to the Rio Vista Plaza Master Plan Area.
09/14/1998	The City Council approved a request to amend the Rio Vista Master Plan [Z-0074-97(2)] to allow a proposed 84,404 square-foot Automobile Dealership on property located on the southwest corner of Ann Road and Rio Vista Street.

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01/25/1999	The City Council approved a request for a Site Development Plan Review [Z-0074-97(3)] for a proposed 15,056 square foot Drug Store and Review of Condition of Approval Number 4, to allow the use of an outside microphone for the pharmacy drive-through where such use is prohibited on property located on the southwest corner of Ann Road and Rio Vista Street. The Planning Commission recommended approval.
01/25/1999	The City Council approved a Modification [Z-0074-97(4)] to the Rio Vista Plaza Master Plan to allow modifications to the approved locations and sizes of the proposed buildings and signage. The Planning Commission recommended approval.
07/05/2001	The City Council approved a Site Development Plan Review [Z-0074-97(10)] for a proposed 5,099 square foot Full Service Car Wash and a 1,468 square foot Minor Auto Repair Garage on 1.50 acres at the southeast corner of the intersection of Ann Road and Drexel Road. The Planning Commission recommended approval.
07/05/2001	The City Council approved a Major Modification [Z-0074-97(11)] to the Rio Vista Plaza Development Plan to add Carwash and Mini-Lube Facilities to the permitted uses table. The Planning Commission recommended approval.

<i>Most Recent Change of Ownership</i>	
12/29/2000	A deed was recorded for a change in ownership.

<i>Related Building Permits/Business Licenses</i>
There are no Building Permits or Business Licenses affiliated with 5446 Drexel Road.

<i>Pre-Application Meeting</i>	
08/13/2010	A pre-application meeting was held with the applicant's representatives and the specific development requirements of the Rio Vista Plaza Master Plan were discussed. Staff also discussed the proposed use and possible mitigation of any audible or visual impacts on the neighboring residential properties.

<i>Neighborhood Meeting</i>
A neighborhood meeting is not required for this type of request, nor was one held.

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Field Check	
09/16/2010	A field check was performed by staff with the following observations: • The site is currently utilized as vehicle storage for the auto dealership with shared access along the southwest property line. • The site has mature landscaping, with a 30-foot landscape screen featuring pine trees placed in clusters less than 20 feet apart. • The site has a gradual 10-foot change in grade, sloping downwards from west to east.

Details of Application Request	
Site Area	
Net Acres	3.11

Surrounding Property	Existing Land Use Per Title 19.04	Planned or Special Land Use Designation	Existing Zoning District		
Subject Property	Auto Inventory	SC (Service Commercial)	P-D (Planned Development)		
North	Single Family Residences	ML (Medium Low Density Residential)	R-CL (Single Family Compact-Lot)		
		L (Low Density Residential)	R-1 (Single Family Residential)		
South	Auto Dealership	GC (General Commercial)	C-2 (General Commercial)		
East	Single Family Residences	ML (Medium Low Density Residential)	R-CL (Single Family Compact-Lot)		
			R-E (Residence Estates)		
West	Auto Dealership	GC (General Commercial)	C-2 (General Commercial)		
Master Plan Areas			Yes	No	Compliance
Master Plan Area					
Rio Vista Plaza Master Plan			X		Y
Special Purpose and Overlay Districts			Yes	No	Compliance
Special Purpose and Overlay Districts					
PD (Planned Development) District					Y
Trails				X	NA
Rural Preservation Overlay District				X	NA
Las Vegas Redevelopment Plan Area				X	NA
Development Impact Notification Assessment				X	NA
Project of Regional Significance				X	NA

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DEVELOPMENT STANDARDS

Pursuant to the Rio Vista Plaza Master Plan, the following standards apply:

Standard	Allowed	Provided	Compliance
Maximum Land Development Ratio	17.9 %	17.1%	Y
Min. Setbacks from Adjacent Streets:			
• Drexel Road	20 Feet	70 Feet	Y
• Rio Vista Street	20 Feet	150 Feet	Y
Max. Building Height	36 Feet, Single Story	22 Feet	Y
Max Parking Lot Light Height	25 Feet	25 Feet	Y

Pursuant to the Rio Vista Plaza Master Plan, the following Title 19.08.060 Residential Adjacency Standards apply:

Residential Adjacency Standards	Required/Allowed	Provided	Compliance
3:1 proximity slope	66 Feet	167 Feet	Y
Adjacent development matching setback	10 Feet	167 Feet	Y

Pursuant to the Rio Vista Plaza Master Plan, the following Title 19.12 standards apply:

Landscaping and Open Space Standards				
Standards	Required		Provided	Compliance
	Ratio	Trees		
Buffer Trees:				
• North	1 Tree / 20 Linear Feet	16 Trees	16 Trees	Y
• Southwest	1 Tree / 30 Linear Feet	19 Trees	13 Trees	N
• East	1 Tree / 20 Linear Feet	30 Trees	37 Trees	Y
TOTAL PERIMETER TREES		65 Trees	66 Trees	Y
LANDSCAPE BUFFER WIDTHS				
Min. Zone Width	8 Feet		15 Feet	Y
• North	8 Feet		8 Feet	Y
• Southwest	15 Feet		0 Feet	N
• East	8 Feet		15 Feet	Y
Wall Height	6 Foot High Landscape Screen along Rio Vista Street		Existing	Y

Functional Classification of Street(s)	Governing Document	Street Width (Feet)	Compliance with Street Section
Drexel Road: Local Street	NA	50	NA

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Pursuant to Title 19.04 and 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	
Rio Vista Plaza Master Plan	7,000 SF	1:180 SF	39		59		Y
TOTAL SPACES REQUIRED			39		59		Y
Regular and Handicap Spaces Required			37	2	57	2	Y

<i>Wall Signs: Rio Vista Plaza Master Plan</i>		
<i>Standards</i>	<i>Allowed</i>	<i>Provided</i>
Maximum Area	1.75 SF sign area per lineal foot of building frontage	Not Shown
Maximum Projection	12 inches	Not Shown
Illumination	Internal/External	Not Shown

ANALYSIS

The proposed 7,000 square foot Carwash and Mini-Lube Facility is located on a three acre portion of the 20-acre Rio Vista Plaza Master Planned Development. The Carwash and Mini-Lube Facility use was added to the Permitted Uses Table with the City Council's approval of the Major Modification [Z-0074-97(10)] to the Rio Vista Plaza Development Plan on July 9th, 2001. The four-bay facility will offer minor vehicle tire and automotive services and also provide a car wash for customers of the auto dealership only.

The proposed facility is located at the south end of the property between the terminating culs-de-sac of Rio Vista Street on the east and Drexel Road on the west. The property has been previously paved, striped, and landscaped. The scope of this proposal affects only the central portion of the site adjacent to the Drexel Road cul-de-sac. There is a gradual downward slope from the northwest to the southeast side of subject site with an approximate 10-foot change in grade. The site is currently paved with asphalt and features a 30-foot deep landscape buffer with over 37 mature Pine trees along the east side of the property. The existing landscaping was previously approved by Site Development Plan review [Z-0074-97(4)]. There is a portion of the site along the southwest property line that does not provide the required eight-foot wide landscape buffer, as the site has established cross access with an adjacent parking lot. The previous approval and the existence of the necessary cross access, in addition to the provision of

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landscaped planter islands, does not warrant the need for a Waiver to the Title 19.12 Landscape Buffer Standards. The applicant is proposing to include eight additional 15 gallon Palo Verdes and 17 additional one gallon Gold Indigo shrubs in the planters included within the scope of the proposed development. Staff recommends proceeding with the selected plant materials and sizes, as the particular landscape islands are deeply sloped and the quick-growing species selected will have a better chance to adapt to the given location. The proposed landscaping will provide additional visual and audible screening from the residential property located to the east.

The proposed material finish and elevations meet the Development Regulations and Design Standards required by the Rio Vista Plaza Master Plan. The single-story facility features four service bays for various, low-level auto maintenance and an adjacent car wash facility on the east side of the building. The applicant has provided elevations that are aesthetically compatible with the Planned Development, specifically in the matching surface treatment of the buildings and the provision of mansard roofs with clay barrel tiles. The applicant has provided a conceptual depiction of wall signage that demonstrates compliance with the Rio Vista Plaza Master Plan. Any proposed signage will be handled through an over-the-counter building permit review.

The proposed use and design of the facility comply with the Rio Vista Plaza Master Plan; therefore, staff recommends approval of this proposal, with conditions.

FINDINGS (SDR-39469)

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 7,000 square foot Carwash and Mini-Lube Facility is compatible with the adjacent commercial development to the north and west. The applicant has provided additional landscape screening and has positioned the proposed facility to minimize any visual or audible intrusion to the residential development located to the east. Staff finds that the mature Pines within the existing 30-foot wide landscape buffer, in addition to the proposed internal landscape improvements, will adequately minimize any negative impact on the single family residential neighborhood.

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;

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The proposed Carwash and Mini-Lube Facility is a permitted use with the Rio Vista Plaza Master Plan Area and the design has been submitted in compliance with the Development Standards listed by this plan. The existing landscaping exceeds the current Title 19.12 Landscape Buffer requirements and the additional proposed landscaping will increase the screening of the facility from the residential properties to the east.

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

Vehicular access to the site is adequately provided from Drexel Road, at the cul-de-sac terminus. The proposed facility operates as an auxiliary use to the established Auto Dealership located to the west. Since this proposal seeks to relocate the service operations of the dealership, it is not anticipated that the proposed facility will generate any additional traffic that would not have been servicing their vehicles at the existing service station located at the dealership.

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

The proposed building and landscape materials comply with the specific requirements listed in the Rio Vista Plaza Master Plan. The applicant has provided additional landscaping in the form of trees to specifically address potential concerns regarding the neighboring residential properties located 167 feet to the northeast.

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;

Staff finds that the proposed elevations are well-integrated with the established aesthetic of the Master Planned Development and are appropriate for the area and for the City.

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

The proposed Carwash and Mini-Lube Facility is subject to Building Permit and Business License review and inspection prior to occupancy; therefore, appropriate measures will be taken to protect the health, safety and general welfare.

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NEIGHBORHOOD ASSOCIATIONS NOTIFIED 17

NOTICES MAILED 322

APPROVALS 0

PROTESTS 0