



AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: MARCH 8, 2011

DEPARTMENT: PLANNING

ITEM DESCRIPTION: APPLICANT: D & G HOTEL GROUP, LLC - OWNER: SHAPIRO TRUST, ET AL

**** STAFF RECOMMENDATION(S) ****

<i>CASE NUMBER</i>	<i>RECOMMENDATION</i>	<i>REQUIRED FOR APPROVAL</i>
TMP-38862	Staff recommends APPROVAL, subject to conditions:	N/A

**** CONDITIONS ****

TMP-38862 CONDITIONS

Planning and Development

1. Approval of the Tentative Map shall be for no more than four (4) years. If a Final Map is not recorded on all or a portion of the area embraced by the Tentative Map with four (4) years of the approval of the Tentative Map, this action is void.

2. A note shall be added to the final map to ensure perpetual, irrevocable site access and shared parking throughout the subdivision.

3. In conjunction with creation, declaration and recordation of the subject common-interest community, and prior to recordation of the Covenants, Codes and Restrictions (“CC&R”), or conveyance of any unit within the community, the Developer is required to record a Declaration of Private Maintenance Requirements (“DPMR”) as a covenant on all associated properties, and on behalf of all current and future property owners. The DPMR is to include a listing of all privately owned and/or maintained infrastructure improvements, along with assignment of maintenance responsibility for each to the common interest community or the respective individual property owners, and is to provide a brief description of the required level of maintenance for privately maintained components. The DPMR must be reviewed and approved by the City of Las Vegas Department of Field Operations prior to recordation, and must include a statement that all properties within the community are subject to assessment for all associated costs should private maintenance obligations not be met, and the City of Las Vegas be required to provide for said maintenance. Also, the CC&R are to include a statement of obligation of compliance with the DPMR. Following recordation, the Developer is to submit copies of the recorded DPMR and CC&R documents to the City of Las Vegas Department of Field Operations.

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4.All development is subject to the conditions of City Departments and State Subdivision Statutes.

Public Works

5.Dedicate an additional five feet of right-of-way for a total half street width of 45 feet on Main Street adjacent to this site with the Final Map for this site.

6.Grant a Public Sewer Easement along the east property line. The easement shall start a minimum of ten feet north of the existing sewer manhole and continue to the southern property line. The easement shall be a minimum twenty feet wide except in areas where the existing buildings setback distances dictate a smaller width.

7.Remove all substandard sidewalk improvements and replace with new sidewalk improvements meeting Current City Standards concurrent with development of this site. The existing pan-style driveways may remain.

8.Submit an Encroachment Agreement for the existing landscape planter and signage located in the area required for dedication along the Main Street public right-of-way adjacent to this site prior to the recordation of the Final Map for this site. The installation and maintenance of all landscaping and any private improvements in the public right of way shall be the responsibility of the adjacent property owner(s) and shall be transferred with the sale of the property for the entire term of the Encroachment Agreement.

9.In accordance with the intent of a Commercial Subdivision, all sites within this subdivision shall have perpetual common access to all driveways connecting this site to the abutting streets and a note to this effect shall appear on the Final Map for this site. No barriers (e.g. curbs, wall, etc.) shall be erected within the boundaries of the overall commercial subdivision map site which would prohibit any vehicle on this site from utilizing any driveway connecting this commercial development site to the abutting public streets.

10. All subdivided parcels comprising this commercial subdivision shall provide perpetual intersite common drainage rights across all existing and future parcel limits and a note to this effect shall appear on the Final Map for this site.

11. The approval of all Public Works related improvements shown on this Tentative Map is in concept only. Specific design and construction details relating to size, type and/or alignment of improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to approval of the construction plans by the City. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the recordation of a Final Map or the approval of subdivision-related construction plans, whichever may occur first. Approval of this Tentative Map does not constitute approval of any deviations. If such approval cannot be obtained, a revised Tentative Map must be submitted showing elimination of such deviations.

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a request for a Tentative Map for a proposed one-lot commercial subdivision on 1.11 acres at 700 and 720 North Main Street. The applicant is proposing a one-lot commercial subdivision for a site that is already developed and currently contains a motel, restaurant and utility room. As this request conforms to Title 18 requirements, staff recommends approval of this request with conditions. If denied, the proposed subdivision of land will not be eligible for the final map review process.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc</i>	
There is no related case history for the subject site.	

<i>Most Recent Change of Ownership</i>	
0/12/10	A deed was recorded for a change in ownership.

<i>Related Building Permits/Business Licenses</i>	
C.1945	A 1,932 square-foot restaurant and 864 square-foot utility room was constructed at 720 North Main Street.
C.1947	A 16,111 square-foot Motel was constructed at 700 North Main Street.
10/18/02	A business license (L09-00048) for Beer/Wine/Cooler On-Sale was issued at 720 North Main Street. The license is still active.
01/07/05	A business license (R09-00241) for a Restaurant – seating 30 or more was issued at 720 North Main Street. The license is still active.
01/11/06	A building permit (#06000180) was issued for a Non-work Certificate of Occupancy at 700 South Main Street. The project was completed on 01/12/06.
01/11/06	A building permit (#06000181) was issued for a Non-work Certificate of Occupancy at 700 South Main Street. The project was completed on 01/12/06.
02/02/06	A building permit (#06000774) was issued for a Tenant Improvement at 720 North Main Street. The project was completed on 03/20/06
06/09/09	A business license (M08-00088) for a Motel was issued at 700 North Main Street. The license was marked out of business on 03/25/10.
05/30/10	An application for a business license (M08-95751) was submitted for a Motel at 700 North Main Street. The license was denied on 06/11/10.

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<i>Pre-Application Meeting</i>	
07/01/10	A pre application meeting was held with the applicant where the submittal requirements for a Tentative Map were discussed. Topics included: <ul style="list-style-type: none"> The submittal of application materials, meeting dates and deadlines were discussed.

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

<i>Field Check</i>	
01/26/11	Staff conducted a field check and noted a well maintained restaurant and motel, free of trash and debris.

<i>Details of Application Request</i>	
<i>Site Area</i>	
Net Acres	1.11

<i>Surrounding Property</i>	<i>Existing Land Use Per Title 19.04</i>	<i>Planned or Special Land Use Designation</i>	<i>Existing Zoning District</i>
Subject Property	Motel/Restaurant w/ Beer/Wine/Cooler On-Sale	C (Commercial)	C-M (Commercial/Industrial)
North	Auto Repair Garage, Major	C (Commercial)	C-M (Commercial/Industrial)
South	Vacant	MXU (Mixed Use)	C-1 (Limited Commercial)
East	Single-Family Residences	MXU (Mixed Use)	R-1 (Single Family Residential)
West	Warehouses/Vacant	C (Commercial)	M (Industrial)

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<i>Master Plan Areas</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Master Plan Area			
Downtown North Plan	X		Y
<i>Special Purpose and Overlay Districts</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Purpose and Overlay Districts			
A-O (Airport Overlay) District (175 feet)	X		Y
Trails		X	N/A
Rural Preservation Overlay District		X	N/A
Las Vegas Redevelopment Plan Area	X		Y
Development Impact Notification Assessment		X	N/A
Project of Regional Significance		X	N/A

DEVELOPMENT STANDARDS

<i>Street Name</i>	<i>Functional Classification of Street(s)</i>	<i>Governing Document</i>	<i>Street Width (Feet)</i>	<i>Compliance with Street Section</i>
<i>Main Street</i>	Primary Arterial	Master Plan of Streets and Highways	80	N*

*Main Street is a 100-foot Primary Arterial, per the Master Plan of Streets and Highways.

<i>Parking Requirement - Downtown</i>							
<i>Use</i>	<i>Gross Floor Area or Number of Units</i>	<i>Base Parking Requirement</i>	<i>Provided</i>		<i>Compliance</i>		
			<i>Parking</i>				
			<i>Parking Ratio</i>	<i>Regul ar</i>		<i>Handi-capped</i>	<i>Regula r</i>
Motel	16,975 SF	1 per unit	68		37		N
Restaurant, Less than 2,000 SF (without Drive-Through) with Beer/Wine/Co oler On-Sale	seating/waiting 1,000 SF 932 SF other	seating /waiting 1/50 SF 1/200 SF other	20 5		7		N
TOTAL SPACES REQUIRED			97		47		N
TOTAL (With Handicapped)			93	4	44	3	N

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Pursuant to Title 19.08, the following development standards apply to the subject property as proposed:

Standard	Required/Allowed	Provided	Compliance
Min. Lot Width	100 feet	300 feet	Y
Min. Setbacks			
• Front	20 feet	22 feet	Y
• Side (N)	10 feet	0 feet	N
• Side (S)	15 feet	0 feet	N
• Rear	20 feet	15 feet	N
Max. Lot Coverage	50%	29%	Y

ANALYSIS

This is a request for a Tentative Map for a proposed one-lot commercial subdivision on 1.11 acres. The proposed one-lot commercial subdivision will combine two parcels into one lot consisting of 1.11 acres. This request will remedy the issue of property lines that cross through various buildings. The subject site has been developed with a 16,975 square-foot Motel, 1,932 square-foot Restaurant with Beer/Wine/Cooler On-Sale and an 864 square-foot utility room. The site is parking impaired, pursuant to Title 19.10.010(C). The site is legally non-conforming as it does not conform to current setback requirements per Title 19.08.050(C). The requested mapping action will not increase the parking impairment, nor will it reduce setbacks beyond their current non-conforming status

FINDINGS (TMP-38862)

- **General information**

There is no documented Site Development Plan Review associated with development on the site and therefore no special conditions of approval apply to the site. The purpose of the Tentative Map request is to create a one-lot commercial subdivision through the recordation of a subsequent final map.

- **Cross Section**

No walls are proposed at this time and the existing walls comply with Title 19.12.075.

- **Trails**

There are no Transportation Trail or Recreation Trail alignments within or adjacent to the subject site.

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NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0