



AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: APRIL 12, 2011

DEPARTMENT: PLANNING

ITEM DESCRIPTION: APPLICANT: ED BOZARTH CHEVROLET - OWNER: 5501 DREXEL, LLC

** STAFF RECOMMENDATION(S) **

<i>CASE NUMBER</i>	<i>RECOMMENDATION</i>	<i>REQUIRED FOR APPROVAL</i>
SDR-41035	Staff recommends APPROVAL, subject to conditions:	N/A

** CONDITIONS **

SDR-41035 CONDITIONS

Planning

1. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.18. 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 building elevations, date stamped 02/24/11, except as amended by conditions herein.
3. 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 Department of Building and Safety.
4. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit
5. 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).
6. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.

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7. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.
8. 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.
9. No temporary signs such as banners, pennants, inflatable objects, streamers, flags, or other similar attention gaining item or devices shall be displayed upon the subject property or a vehicle displayed for sale in the parking lot of the subject property without the appropriate permits. Existing temporary signage located at the site shall be permitted pursuant to Title 19.14, or removed within 10 days of final approval.
10. 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.
11. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

12. Remove all substandard sidewalk improvements, if any, adjacent to this site and replace with new sidewalk meeting current City Standards concurrent with on-site development activities as shown on the approved Site Plan.
13. An update to the previously approved Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any grading or building permits or submittal of any construction drawings, whichever may occur first. Provide and improve all drainageways as recommended in the approved drainage plan/study.
14. Comply with all applicable previous conditions of approval for SD-31-97 and all other site-related actions.

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**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a request is for a Major Amendment to an approved Site Development Plan Review (SD-0031-97) for a proposed 7,300 square-foot showroom addition to an existing 89,490 square-foot Motor Vehicle Sales (New) use located on 5501 Drexel Road. The applicant is proposing to enclose an existing covered patio area to create a showroom with multiple sales offices. The proposed design of the facility substantially complies with the previously approved elevations; therefore, staff recommends approval of this request, with conditions. If denied, the site will remain as it is.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc</i>	
07/05/89	The City Council approved a petition for Annexation (A-0006-89) for three parcels totaling 31 acres located on the east side of Rancho Drive and south of Ann Road. The Planning Commission and staff recommended approval. The effective date was 07/14/89.
02/12/98	The Planning Commission approved a Site Development Plan Review (SD-0031-97) for an 89,490 square-foot Automobile Dealership located on the southwest corner of Drexel Road and Ann Road. The Planning Department staff recommended approval.
02/16/00	The City Council approved a Site Development Plan Review [(SD-0031-97) (1)] to permit two freestanding ground signs (47 feet and 60 feet tall) at 5501 Drexel Road. The Planning Commission recommended denial and staff recommended approval.

<i>Most Recent Change of Ownership</i>	
08/31/10	A deed was recorded for a change in ownership.

<i>Related Building Permits/Business Licenses</i>	
04/22/99	A building permit (99007732) was issued for Building A (Showroom, Office, Parts Department and Service Bays) at 5501 Drexel Road. The permit was finalized on 06/20/00.
	A building permit (99007735) was issued for Building D (Deliveries) at 5501 Drexel Road. The permit was finalized on 06/20/00.

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04/22/99	A building permit (99007734) was issued for Building C (Security Booth) at 5501 Drexel Road. The permit was finalized on 06/20/00.
	A building permit (99007733) was issued for Building B (Greeter Booth) at 5501 Drexel Road. The permit was finalized on 06/20/00.
03/28/00	A business license (A16-01219) was issued for Automobile Sales at 5501 Drexel Road. The license was marked out of business on 03/02/09.
06/12/01	A business license (A28-01031) was issued for Automobile Leasing at 5501 Drexel Road. The license was marked out of business on 03/18/09.
06/12/02	A building permit (02010368) was issued for a 783 square-foot addition at 5501 Drexel Road. The permit was finalized on 09/20/02.
05/05/05	A building permit (107514) was issued for an 830 square-foot addition to the parts department. The permit was finalized on 03/04/09.
12/05/08	A business license (A16-01299) was issued for Automobile Sales at 5501 Drexel Road. The license is active.
	A business license (A28-01038) was issued for Automobile Leasing at 5501 Drexel Road. The license is active.

Pre-Application Meeting

02/10/11	A pre-application meeting was held with the applicant where elements of submitting a Major Amendment to an approved Site Development Plan Review (SD-0031-97) were discussed. The proposed expansion does not appear to affect landscape or building setback requirements, but the site plan will need to demonstrate compliance with development standards for the C-2 (General Commercial) zoning district. The required setbacks for C-2 zoning district: 20' front yard (Ann Road); 10' side yard (U.S.95); 15' corner side (Drexel Road); and 20' rear yard (south Property Line).
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Neighborhood Meeting

A neighborhood meeting was not required, nor was one held.

Field Check

03/03/11	During a site visit, staff noted multiple advertisement signs installed in the landscape buffer along Drexel Road and an unpermitted banner facing U.S. 95.
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Details of Application Request

Site Area

Net Acres	9.46
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<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	Motor Vehicle Sales (New)	GC (General Commercial)	C-2 (General Commercial)
North	Convenience Store / General Retail	SC-TC (Service Commercial)	T-C (Town Center)
South	Motor Vehicle Sales (New)	GC (General Commercial)	C-2 (General Commercial)
East	Shopping Center	SC (Service Commercial)	PD (Planned Development)
West	Medical Office	GC (General Commercial)	C-2 (General Commercial)
	Multi Family Residential	ML (Medium Low Density Residential)	R-PD5 (Residential Planned Development – 5 Dwelling Units per Acre)

<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 19.08, the following standards apply:

<i>Standard</i>	<i>Required/Allowed</i>	<i>Provided</i>	<i>Compliance</i>
Min. Lot Width	100 Feet	343 Feet	Y
Min. Setbacks			
• Front	20 Feet	297 Feet	Y
• Side	10 Feet	67 Feet	Y
• Corner	15 Feet	55 Feet	Y
• Rear	20 Feet	292 Feet	Y
Max. Lot Coverage	50 %	24 %	Y
Max. Building Height	28 Feet	28 Feet	Y
Mech. Equipment	Screened	Screened	Y

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<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>
Drexel Road	N/A	N/A	60	N/A

Pursuant to Title 19.04 and 19.10, the following parking standards apply:

<i>Parking Requirement</i>							
<i>Use</i>	<i>Gross Floor Area or Number of Units</i>	<i>Required</i>			<i>Provided</i>		<i>Compliance</i>
		<i>Parking Ratio</i>	<i>Parking</i>		<i>Parking</i>		
			Regular	Handi-capped	Regular	Handi-capped	
Motor Vehicle Sales (New)	96,790 SF	1/500 SF	194				
TOTAL SPACES REQUIRED			194		1,009		
Regular and Handicap Spaces Required			188	6	1,002	7	Y

ANALYSIS

The request is to enclose an existing covered patio to create a 7,300 square-foot automobile showroom. The patio was constructed in 2000. The proposed showroom will also provide sales offices for the existing Motor Vehicle Sales (New) facility. The proposed showroom will not increase the height of the existing structure, as it is presently a covered patio that is attached to the main building located at 5501 Drexel Road. The applicant is proposing no other changes to the existing Motor Vehicle Sales (New) facility. A condition has been added to address the existing temporary signage, which shall be removed or brought into compliance with Title 19.14. As the proposed showroom addition is compatible with the existing facility and with development in the area, staff recommends approval of this proposal, with conditions.

FINDINGS (SDR-41035)

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 7,300 square-foot automobile showroom is compatible with the surrounding commercial development to the south and east, as it is an expansion of an existing use within the existing site.

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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 project is in conformance with the General Plan and Title 19 requirements.

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

The site is accessed by Drexel Road. This street is of sufficient size to accommodate the needs of the proposed Automobile Showroom use.

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

No additional landscaping is proposed as part of this request.

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 proposed elevations are well-integrated with the established aesthetic of the existing Motor Vehicle Sales (New) facility 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 automobile showroom 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.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 21

NOTICES MAILED 407

APPROVALS 0

PROTESTS 0