



## AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: MAY 10, 2011

DEPARTMENT: PLANNING

ITEM DESCRIPTION: APPLICANT: ADVANTAGE RENT A CAR - OWNER: 21 STARS, LTD

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### \*\* STAFF RECOMMENDATION(S) \*\*

| <i>CASE<br/>NUMBER</i> | <i>RECOMMENDATION</i>                             | <i>REQUIRED FOR<br/>APPROVAL</i> |
|------------------------|---------------------------------------------------|----------------------------------|
| SUP-41300              | Staff recommends APPROVAL, subject to conditions: | N/A                              |

### \*\* CONDITIONS \*\*

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## SUP-41300 CONDITIONS

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### Planning

1. Conformance to all Minimum Requirements under LVMC Title 19.04.010 for an Automobile Rental use.
2. Conformance to the approved conditions for Site Development Plan Review [Z-0017-90 (28)].
3. 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.
4. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

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**\*\* STAFF REPORT \*\***

**PROJECT DESCRIPTION**

This is a request for a Special Use Permit to allow an Automobile Rental use within an existing Hotel and Gaming Establishment, Nonrestricted (Casino) uses at 9090 Alta Drive. Adequate parking is available and the site is capable of accommodating this use. The proposed Automobile Rental use complies with all Title 19.04 requirements and can be conducted in a manner that is harmonious and compatible with existing surrounding development and land uses; therefore, staff recommends approval with conditions. If this request is denied, the proposed Automobile Rental use cannot be conducted within the subject site, nor can a business license be obtained.

**ISSUES**

- An Automobile Rental use is permitted in the C-1 (Limited Commercial) zoning district with the approval of a Special Use Permit.
- The proposed Automobile Rental use will be limited to no more than five vehicles located on site.

**BACKGROUND INFORMATION**

| <i><b>Related Relevant City Actions by P&amp;D, Fire, Bldg., etc</b></i> |                                                                                                                                                                                                                                                                                                                                              |
|--------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 04/04/90                                                                 | The City Council approved a request for Rezoning (Z-0017-90) from N-U (Non-Urban) to C-1 (Limited Commercial) as part of a larger request on a property located on the east side of Hualapai Way, west of Durango Drive, between the south boundary of Angel Park and Sahara Avenue. The Planning Commission and staff recommended approval. |
| 11/05/98                                                                 | The Planning Commission approved a request for a Site Development Plan Review [Z-0017-90 (28)] for an 806,300 square-foot Hotel and Gaming Establishment, Non-Restricted on property located at the northwest corner of Alta Drive and Rampart Boulevard. The Planning Department staff recommended approval.                                |

| <i><b>Most Recent Change of Ownership</b></i> |                                                |
|-----------------------------------------------|------------------------------------------------|
| 11/22/95                                      | A deed was recorded for a change in ownership. |

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| <b><i>Related Building Permits/Business Licenses</i></b> |                                                                                                                                                                    |
|----------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 08/11/99                                                 | A building permit (#99016081) was issued for Hotel/Casino/Tower for a Certificate of Completion at 9090 Alta Drive. The building permit was finalized on 06/19/01. |
| 08/20/99                                                 | A building permit (#99016590) was issued for Cinemas for a Certificate of Completion at 9090 Alta Drive. The building permit was finalized on 12/12/00.            |
| 02/04/00                                                 | A building permit (#00002081) was issued for Parking Structure at 9090 Alta Drive. The building permit was finalized on 12/12/00.                                  |
| 04/27/00                                                 | A building permit (#00007865) was issued for south Parking Structure at 9090 Alta Drive. The building permit was finalized on 12/12/00.                            |
| 03/01/01                                                 | A building permit (#01003285) was issued for build out rooms for Floors 3 through 10 at 9090 Alta Drive. The building permit was finalized on 08/01/02.            |

| <b><i>Pre-Application Meeting</i></b> |                                                                                                                                                              |
|---------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 03/07/11                              | A pre-application meeting was held with the applicant where the submittal requirements for a Special Use Permit for an Automobile Rental use were discussed. |

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

| <b><i>Field Check</i></b> |                                                                                                       |
|---------------------------|-------------------------------------------------------------------------------------------------------|
| 03/31/11                  | A site visit by staff noted a well maintained Hotel and Gaming Establishment, Nonrestricted (Casino). |

| <b><i>Details of Application Request</i></b> |       |
|----------------------------------------------|-------|
| <b><i>Site Area</i></b>                      |       |
| Net Acres                                    | 49.13 |

| <b><i>Surrounding Property</i></b> | <b><i>Existing Land Use Per Title 19.04</i></b> | <b><i>Planned or Special Land Use Designation</i></b> | <b><i>Existing Zoning District</i></b> |
|------------------------------------|-------------------------------------------------|-------------------------------------------------------|----------------------------------------|
| Subject Property                   | Hotel/Casino                                    | SC (Service Commercial)                               | C-1 (Limited Commercial)               |
| North                              | Golf Course                                     | PR-OS<br>(Parks/Recreation and Open Space)            | C-V (Civic)                            |

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|       |                                            |                                               |                                                              |
|-------|--------------------------------------------|-----------------------------------------------|--------------------------------------------------------------|
| South | Country Club                               | GTC (General Tourist Commercial)              | PD (Planned Development)                                     |
|       | Condominium                                |                                               |                                                              |
|       | Golf Course                                | PR-OS (Parks/Recreation and Open Space)       | R-PD7 (Residential Planned Development – 7 Units per Acre)   |
| East  | Mixed-Use Development (under construction) | GC (General Commercial)                       | C-2 (General Commercial)                                     |
| West  | Single Family, Detached                    | MLA (Medium-Low Attached Density Residential) | R-PD10 (Residential Planned Development – 10 Units per Acre) |
|       |                                            | ML (Medium Low Density Residential)           |                                                              |

| <i>Master Plan Areas</i>                          | <i>Yes</i> | <i>No</i> | <i>Compliance</i> |
|---------------------------------------------------|------------|-----------|-------------------|
| <b>Master Plan Area</b>                           |            | X         | N/A               |
| <i>Special Purpose and Overlay Districts</i>      | <i>Yes</i> | <i>No</i> | <i>Compliance</i> |
| <b>Special Purpose and Overlay Districts</b>      |            | X         | N/A               |
| <b>Trails</b>                                     |            | X         | N/A               |
| <b>Rural Preservation Overlay District</b>        |            | X         | N/A               |
| <b>Las Vegas Redevelopment Plan Area</b>          |            | X         | N/A               |
| <b>Development Impact Notification Assessment</b> |            | X         | N/A               |
| <b>Project of Regional Significance</b>           |            | 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> |
|--------------------|-----------------------------------------------|-------------------------------------|----------------------------|---------------------------------------|
| Rampart Boulevard  | Primary Arterial                              | Master Plan of Streets and Highways | 100                        | Y                                     |
| Alta Drive         | Secondary Collector                           | Master Plan of Streets and Highways | 80                         | Y                                     |

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| Parking Requirement – Pursuant to approved Site Development Plan Review [Z-0017-90 (28)] |                                        |                                                 |         |              |         |              |  |
|------------------------------------------------------------------------------------------|----------------------------------------|-------------------------------------------------|---------|--------------|---------|--------------|--|
| Use                                                                                      | Gross Floor Area or Number of Units    | Required                                        |         | Provided     |         | Compliance   |  |
|                                                                                          |                                        | Parking Ratio                                   | Parking |              | Parking |              |  |
|                                                                                          |                                        |                                                 | Regular | Handi-capped | Regular | Handi-capped |  |
| Basement:                                                                                |                                        |                                                 |         |              |         |              |  |
| Administration                                                                           | 5,279 SF                               | 1/300 SF                                        | 270     |              |         |              |  |
| Support/ Circulation                                                                     | 56,840 SF<br>19,150 SF                 |                                                 |         |              |         |              |  |
| Ground Floor:                                                                            |                                        |                                                 |         |              |         |              |  |
| Casino                                                                                   | 82,823 SF                              | 1/90 SF                                         | 920     |              |         |              |  |
| Showroom                                                                                 | 12,078 SF<br>(384) seats               | 1 space per 4 seats                             | 96      |              |         |              |  |
| Restaurants                                                                              | 25,450 SF<br>(1180) seats              | 1/200 SF                                        | 128     |              |         |              |  |
| Kitchen                                                                                  | 22,000 SF                              | 1/200 SF                                        | 110     |              |         |              |  |
| Retail                                                                                   | 992 SF                                 | 1/250 SF                                        | 4       |              |         |              |  |
| Support/ Circulation                                                                     | 6,190 SF<br>24,934 SF                  | 1/200 SF                                        | 124     |              |         |              |  |
| Movie Theater/ Mezzanine                                                                 | 60,883 SF<br>(3,178) seats<br>5,470 SF | 1 space per four seats, plus 1 per employee     | 795     |              |         |              |  |
| Second Floor:                                                                            |                                        |                                                 |         |              |         |              |  |
| Retail                                                                                   | 1,946 SF                               | 1/300 SF                                        | 143     |              |         |              |  |
| Administration                                                                           | 12,834 SF                              |                                                 |         |              |         |              |  |
| Support/ Circulation                                                                     | 6,534 SF<br>21,469 SF                  |                                                 |         |              |         |              |  |
| Bingo                                                                                    | 13,343 SF                              | 1/200 SF                                        | 67      |              |         |              |  |
| Bowling Alley                                                                            | 76,171 SF<br>(64) lanes                | 3 space per lane                                | 22      |              |         |              |  |
| Banquet                                                                                  | 22,743 SF                              | 1/100 SF                                        | 227     |              |         |              |  |
| Restaurant                                                                               | 3,684 SF                               | 1/50 SF seating area<br>1/200 SF remaining area | 19      |              |         |              |  |
| Support/ Circulation                                                                     | 1,850 SF<br>15,802 SF                  | 1/300 SF                                        | 59      |              |         |              |  |

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| <b>Hotel Tower:</b>                         |                              |                              |       |    |       |      |
|---------------------------------------------|------------------------------|------------------------------|-------|----|-------|------|
| Hotel Tower                                 | 330,960 SF<br>(464)<br>Rooms | 1 space<br>per guest<br>room | 464   |    |       |      |
| <b>TOTAL SPACES REQUIRED</b>                |                              |                              | 3,448 |    | 3,485 | Y    |
| <b>Regular and Handicap Spaces Required</b> |                              |                              | 3,403 | 45 | 3,440 | 45 Y |

## ANALYSIS

The subject property is located within a C-1 (Limited Commercial) zoning district and the proposed use is allowed in this Zoning District with an approval of a Special Use Permit. The Automobile Rental use will operate at a counter within the existing Hotel and Gaming Establishment, Nonrestricted (Casino) and will be an accessory use to the existing establishment. Ample parking spaces are available on the existing property to accommodate the proposed use. The five rental cars permitted for the use will be parked south of the main entrance to the Hotel and Gaming Establishment, Nonrestricted (Casino) in the surface parking lot. The Automobile Rental use conforms to Title 19.04 Special Use Permit requirements, and the proposed land use can be conducted in a manner that is harmonious and compatible with the surrounding land uses; therefore, staff recommends approval with conditions.

## FINDINGS (SUP-41300)

In order to approve a Special Use Permit application, per Title 19.18.060 the Planning Commission and City Council must affirm the following:

**1. The proposed land use can be conducted in a manner that is harmonious and compatible with existing surrounding land uses, and with future surrounding land uses as projected by the General Plan.**

The proposed land use can be conducted in a manner that is harmonious and compatible with the surrounding land uses. The Automobile Rental use conforms to Title 19.04 requirements.

**2. The subject site is physically suitable for the type and intensity of land use proposed.**

The proposed automobile rental use will be located on a commercially developed property and will not change the physical characteristics of the site.

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**3. Street or highway facilities providing access to the property are or will be adequate in size to meet the requirements of the proposed use.**

Site access to the Hotel and Gaming Establishment, Nonrestricted (Casino) is provided from Rampart Boulevard and Alta Drive. These streets are sufficient in size to accommodate the needs of the Automobile Rental.

**4. Approval of the Special Use Permit at the site in question will not be inconsistent with or compromise the public health, safety, and welfare or the overall objectives of the General Plan.**

The Automobile Rental use will be subject to license requirements and periodic City inspections for code compliance, and will therefore not compromise the public health, safety and welfare.

**5. The use meets all of the applicable conditions per Title 19.04.**

The use meets all Special Use Permit minimum requirements for an Automobile Rental use pursuant to Title 19.04.

**NEIGHBORHOOD ASSOCIATIONS NOTIFIED**

14

**NOTICES MAILED** 369

**APPROVALS** 2

**PROTESTS** 0