



AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: JULY 12, 2011

DEPARTMENT: PLANNING

ITEM DESCRIPTION: APPLICANT: O'REILLY AUTO PARTS - OWNER: LS LAS VEGAS NV RETURN, LLC

** STAFF RECOMMENDATION(S) **

<i>CASE NUMBER</i>	<i>RECOMMENDATION</i>	<i>REQUIRED FOR APPROVAL</i>
SUP-41893	Staff recommends APPROVAL, subject to conditions:	
SDR-41892	Staff recommends APPROVAL, subject to conditions:	SUP-41893

** CONDITIONS **

SUP-41893 CONDITIONS

Planning

1. Conformance to all Minimum Requirements under LVMC Title 19.12 for an Auto Parts (New & Rebuilt) (Accessory Sales & Service) use.
2. Approval of and conformance to the Conditions of Approval for Site Development Plan Review (SDR-41892) shall be required.
3. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.
4. 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.
5. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
6. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

SDR-41892 CONDITIONS

Planning

1. Approval of and conformance to the Conditions of Approval for Special Use Permit (SUP-41893) shall be required.
2. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. 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 05/25/11, 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 05/25/11. 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 Department of Building and Safety.
6. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
7. Parking lot landscape islands must conform to LVMC Title 19.08.110 standards.
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. Installed landscaping shall not impede visibility of any traffic control device.
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.

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11. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.08.040.
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 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.
14. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

15. Remove all substandard improvements adjacent to this site, if any, and replace with new improvements meeting current City Standards concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.
16. 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.
17. Per the intent of a commercial subdivision, this parcel shall allow perpetual unobstructed access to all driveways servicing the overall subdivision site.
18. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing finished floor elevations and drainage patterns for this site prior to submittal of construction plans or the issuance of any building or grading permits, whichever may occur first. Provide and improve all drainage ways as recommended.

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**** STAFF REPORT ****

PROJECT DESCRIPTION

The applicant proposes to remove an existing vacant restaurant and replace it with a new 14,152 square-foot retail building for an Auto Parts store. The site is ideally located on a commercial corridor along a primary arterial. All development standards are being met with no waivers or exceptions required. Since all Site Development Plan Review and Special Use Permit standards are being met, staff recommends approval of the applications.

ISSUES

- An Auto Parts (New & Rebuilt) (Accessory Sales & Service) use is permitted in C-1 (Limited Commercial) districts with an approved Special Use Permit. Staff supports the request.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc</i>	
07/26/61	The City Council approved an application for Rezoning (Z-0033-61) from R-1 (Single Family Residential) to C-1 (Limited Commercial) for a portion of Decatur Boulevard south of Charleston Boulevard. The Planning Commission and staff recommended approval.

<i>Most Recent Change of Ownership</i>	
04/23/10	A deed was recorded for a change in ownership.

<i>Related Building Permits/Business Licenses</i>	
10/14/10	Code Enforcement issued a citation (#95401) for trash, weeds and dead vegetation at 1611 S. Decatur Boulevard. The case is still open.

<i>Pre-Application Meeting</i>	
05/19/11	Staff met with the applicant and reviewed the requirements for a Site Development Plan Review and Special Use Permit applications for an Auto Parts Store.

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

Field Check	
06/02/11	Staff visited the site and found a vacant restaurant building on the site. The site was secured, clean and well maintained.

<i>Details of Application Request</i>	
<i>Site Area</i>	
Net Acres	1.24

<i>Surrounding Property</i>	<i>Existing Land Use Per Title 19.12</i>	<i>Planned or Special Land Use Designation</i>	<i>Existing Zoning District</i>
Subject Property	Vacant	SC (Service Commercial)	C-1 (Limited Commercial)
North	Restaurant	SC (Service Commercial)	C-1 (Limited Commercial)
South	Restaurant	SC (Service Commercial)	C-1 (Limited Commercial)
East	Apartments	M (Medium Density Residential)	R-3 (Medium Density Residential)
West	Office	SC (Service Commercial)	C-1 (Limited Commercial)
	Retail		

<i>Master Plan Areas</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
<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 (200 Feet)	X		Y
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

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DEVELOPMENT STANDARDS

Pursuant Title 19.08.070, the following standards apply:

Standard	Required/Allowed	Provided	Compliance
Min. Lot Width	100 Feet	247 Feet	Y
Min. Setbacks			
• Front	10 Feet	81 Feet	Y
• Side	10 Feet	60 Feet	Y
• Corner	10 Feet	N/A	N/A
• Rear	20 Feet	20 Feet	Y
Max. Lot Coverage	50 %	25 %	Y
Max. Building Height	N/A	N/A	N/A
Trash Enclosure	Screened, Gated, w/ a Roof or Trellis	Screened, Gated and Roofed	Y
Mech. Equipment	Screened	Screened	Y

Pursuant to Title 19.08.070 the following standards apply:

Landscaping and Open Space Standards				
Standards	Required		Provided	Compliance
	Ratio	Trees		
Buffer Trees:				
• East	1 Tree / 20 Linear Feet	13 Trees	19 Trees	Y
• West	1 Tree / 20 Linear Feet	12 Trees	12 Trees	Y
TOTAL PERIMETER TREES		25 Trees	31 Trees	Y
Parking Area Trees	1 Tree / 6 Uncovered Spaces, plus 1 tree at the end of each row of spaces	26 Trees	28 Trees	Y
LANDSCAPE BUFFER WIDTHS				
Min. Zone Width				
• North	0 Feet		2 Feet	Y
• South	0 Feet		0 Feet	Y
• East	8 Feet		8 Feet	Y
• West	15 Feet		15 Feet	Y

Street Name	Functional Classification of Street(s)	Governing Document	Actual Street Width (Feet)	Compliance with Street Section
Decatur Boulevard	Primary Arterial	Master Plan of Streets and Highways	117	Y

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Pursuant to Title 19.08 and 19.12, 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	
Auto Parts (New & Rebuilt) (Accessory Sales & Service)	14,152 Sq. Ft.	5 spaces plus one per 200 Sq. Ft.	76				
TOTAL SPACES REQUIRED			76		76		Y
Regular and Handicap Spaces Required			72	4	72	4	Y
Loading Spaces			2		2		Y

Freestanding Sign: [19.08.120 (F)(16)]		
Standards	Allowed	Provided
Maximum Number	1 / Per 200' Street frontage 2 total	1 total
Maximum Area	490 SF	180 SF
Maximum Height	40 Feet	20 Feet
Minimum Setback	5 Feet	10 Feet
Illumination	Direct/Internal	Internal

ANALYSIS

This project is well designed and meets all Title 19.08.070 development standards for a retail building in a C-1 (Limited Commercial) district. The proposed 14,152 square-foot building is a steel-framed concrete structure with stucco and cornice elevations. Glass makes up about a third of the west, or front, elevation of the building, with the remainder solid stucco. The east, north and south elevations are solid with four-foot wide pilasters providing relief every 25 feet.

Parking is provided on the west, north and south sides of the building with overflow parking available on adjacent parcels as part of the commercial subdivision. Two loading spaces are provided on the north side of the structure. No perimeter landscape buffers are required on the north and south due to being a part of a commercial subdivision.

One freestanding sign is proposed on the south side of the driveway along Decatur Boulevard. The sign meets all Title 19.08.120 standards.

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Since this project meets all development standards for new construction in a C-1 (Limited Commercial) district and an Auto Parts (New & Rebuilt) (Accessory Sales & Service) use is allowed with a Special Use Permit, staff recommends approval.

FINDINGS (SUP-41893)

In order to approve a Special Use Permit application, per Title 19.16.110(L) 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 existing and future surrounding land uses, as projected by the General Plan.

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

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

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 is provided from Decatur Boulevard, an 100-foot Primary Arterial as designated in the Master Plan of Streets and Highways. This street provides adequate access to and from the subject property.

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.”

Approval of this special use permit will not compromise public health, safety, or welfare as the proposed Auto Parts (New & Rebuilt) (Accessory Sales & Service) use will be subject to regular inspections.

5. The use meets all of the applicable conditions per Title 19.12.

The proposed Auto Parts (New & Rebuilt) (Accessory Sales & Service) use complies with the conditions per Title 19.12.

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FINDINGS (SDR-41892)

In order to approve a Site Development Plan application, per Title 19.16.100(E) 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 retail store will be compatible with the adjacent development in the area.

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 proposed project is consistent with Title 19 and the General Plan. No deviations from the code are being requested.

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

The project is part of a commercial subdivision with cross access on both the north and south sides of the property. The primary access to the site is from a driveway off of Decatur Boulevard which is designed to handle the traffic generated by the project.

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

The materials are similar to those of adjacent projects and the landscape is drought-tolerant and blends well with adjacent landscape designs.

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 building is a small retail box-shaped structure with minor architectural details on all four sides of the building. The project is compatible and harmonious with adjacent commercial development.

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

The proposed building will be subject to inspection and will therefore not compromise the public health, safety and general welfare.

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NEIGHBORHOOD ASSOCIATIONS NOTIFIED 23

NOTICES MAILED 415

APPROVALS 1

PROTESTS 0