



AGENDA MEMO

CITY COUNCIL MEETING DATE: MAY 16, 2007
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: SUP-19359 - APPLICANT/OWNER: FAIRWAY CHEVROLET COMPANY

**** CONDITIONS ****

The Planning Commission (6-0 vote) and staff recommend APPROVAL, subject to:

Planning and Development

1. Conformance to the conditions for Rezoning (Z-83-87), if approved.
2. Approval of and conformance to the Conditions of Approval for Site Development Plan Review (SDR-19363) shall be required.
3. A Waiver from Title 19.04 to allow the service bays to face the public right-of-way along Sahara Avenue is hereby approved.
4. 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.
5. 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.
6. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

**** STAFF REPORT ****

PROJECT DESCRIPTION

This request is for a Special Use Permit to allow the service bays for an auto body repair and service center to face towards the public right-of-way. The service bays operate as an incidental and accessory use in conjunction with an existing Motor Vehicle Sales (New) located at 3100 East Sahara Avenue.

A companion Site Development Plan Review (SDR-19363) and Waiver (WVR-19784) have been submitted along with this application request.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
10/07/87	The City Council approved the Rezoning (Z-0083-87) of property generally located north of Sahara Avenue and west of Fremont Street from R-1 (Single Family Residential) Zone and R-2 (Medium-Low Density Residential) Zone to C-2 (General Commercial) Zone.
1/30/07	A request for technical review of a Parcel Map for a Merger and Resubdivision of three parcels on 17.01 acres at 3100 East Sahara Avenue was accepted for processing.
04/12/07	The Planning Commission recommended approval of companion items WVR-19784 and SDR-19363 concurrently with this application. The Planning Commission voted 6-0 to recommend APPROVAL (PC Agenda Item #37/mh).
<i>Related Building Permits/Business Licenses</i>	
11/14/03	Code Enforcement Case #5491: The property located at 3100 East Sahara was cited for an attractive nuisance for noise, paint odors, and test drives on October 14, 2003. The case was resolved on November 14, 2003.
10/04/06	Business license #A16-00009, Fairway Chevrolet: Automobile Sales New & Used located at 3100 East Sahara Avenue.
<i>Pre-Application Meeting</i>	
01/10/07	A Pre-application meeting was held regarding the redevelopment of the existing Automobile Dealership located at 3100 East Sahara Avenue. Issues regarding the recordation of a merger and re-subdivision of the three affected properties along with the Design, Parking, and Landscaping standards were discussed.
<i>Neighborhood Meeting</i>	
NA	A neighborhood meeting was not required, nor was one held.

Details of Application Request	
Site Area	
Net Acres	15.3 acres

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Auto Dealership	GC (General Commercial)	C-2 (General Commercial)
North	Single Family Residential	L (Low Density Residential)	R-1 (Single Family Residential)
South	Clark County - Auto Dealership	Clark County	Clark County
East	Auto Dealership	GC (General Commercial)	C-2 (General Commercial)
West	Auto Dealership	GC (General Commercial)	C-2 (General Commercial)

Special Districts/Zones	Yes	No	Compliance
Special Area Plan		X	NA
Special Districts/Zones	Yes	No	Compliance
Special Purpose and Overlay Districts		X	NA
Trails		X	NA
Rural Preservation Overlay District		X	NA
Development Impact Notification Assessment		X	NA
Project of Regional Significance		X	NA

Pursuant to Title 19.10, the following parking standards apply:

Parking Requirement							
Use	Gross Floor Area or Number of Units	Required Parking Ratio	Required Parking		Provided Parking		Compliance
			Regular	Handi-capped	Regular	Handi-capped	
Motor Vehicle Sales (New)	251,828 SF	1 stall per 500 sq ft GFA	504	10	507	10	Y
Vehicle Display	---	---	---	---	813	---	---
TOTAL			504	10	1320	10*	Y
Loading Spaces		1 reqd			3		Y

* The Handicapped parking ratio applies only to the 2% of GFA dedicated to Motor Vehicle Sales; the excess parking utilized for vehicle display and inventory storage is not included in this total.

Waivers		
Request	Requirement	Staff Recommendation
To allow the service bays to face the public right-of-way along Sahara Avenue.	Openings in service bays shall not face public rights-of-way.	Approval

ANALYSIS

This request for a Special Use Permit stems from the service bays facing towards the public right-of-way on the proposed redevelopment of the existing auto dealership located at 3100 East Sahara Avenue.

As the orientation of the service bays do not meet the minimum conditions as listed in Title 19.04 for the incidental and accessory use for an auto body repair and service center in conjunction with an existing Motor Vehicle Sales (New) use, the applicant has chosen to remedy this issue with the request for approved Special Use Permit. The applicant has requested this Special Use Permit rather than screening or reorienting the service bays in an effort to provide an easier-to-access service for their customers. The applicant has demonstrated a desire to off-set the negative impact by slightly angling the openings and setting the service bays approximately 140 feet back from Sahara Avenue. As such, staff finds that the negative issues typical of most service bays will not necessarily apply.

FINDINGS

The following findings must be made for a Special Use Permit:

- 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.**

Staff finds that the existing Motor Vehicle Sales (New) use can continue 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 applicant is seeking a redevelopment of the existing dealership in order to remedy the present issues with three separate parcels, poor existing site arrangement, and to present a more appealing business frontage along Sahara Avenue.

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

This site is an existing and approved use that does not seek to increase the intensity of use any further than what currently occurs. Although the location is suitable for this in its current state, the applicant is seeking to provide a more suitable arrangement of building placement and site circulation so as to operate on the site in a more efficient manner.

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.

The existing site access and circulation has not adversely impacted adjacent roadways or neighborhood traffic since its initial use as an automotive dealership. There is little expected increase on traffic with the proposed renovations. A Waiver to Title 18.12.130 has been requested to address the private street that dead-ends into the north end of the property without providing a cul-de-sac.

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.

Because the service bays are setback 140 feet from Sahara Avenue and that landscaping will partially screen them, staff believes that the approval of the Special Use Permit at this site will not compromise the public health, safety, and welfare or the overall objectives of the General Plan.

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

The service bays, as proposed, do not meet the conditional use requirements for the Motor Vehicles Sales (New) per 19.04 as that the openings to the service bays face outwards onto Sahara Avenue.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 3

ASSEMBLY DISTRICT 12

SENATE DISTRICT 10

NOTICES MAILED 252 by City Clerk

APPROVALS 1

PROTESTS 0