

AGENDA MEMO

CITY COUNCIL MEETING DATE: MAY 16, 2007
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: SDR-19363 - 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-0083-87).
2. 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.
3. All development shall be in conformance with the site plan and building elevations, date stamped 03/20/07, and landscape plan, date stamped 1/23/07, except as amended by conditions herein.
4. The recordation of a Merger and Re-subdivision for parcels APN 162-01-801-014, -015 & -016 will be required.
5. A Waiver from Title 19.12. is hereby approved, to allow 46 parking lot landscape islands where 84 are required.
6. A Waiver from Title 19.12.040 is hereby approved, to allow no landscape buffer along the east property line where an eight-foot wide landscape buffer is required.
7. 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. The technical landscape plan shall include the following changes from the conceptual landscape plan:
 - a. A revised landscape plan that provides 24-box trees planted 20 feet on-center along the southern perimeter of the northeast panhandle as shown on the provided landscape plan date stamped 1/23/07 shall be submitted.

8. Pre-planting and post-planting landscape inspections are required to ensure the appropriate plant material, location, size of planters, and landscape plans are being utilized. The Planning and Development Department must be contacted to schedule an inspection prior to the start of the landscape installation and after the landscape installation is completed. A certificate of occupancy will not be issued or the final inspection will not be approved until the landscape inspections have been completed.
9. The applicant shall submit a phasing plan for administrative approval by the Planning staff for the landscaping prior to occupancy.
10. 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).
11. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
12. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.
13. Parking lot lighting standards shall be no more than 30 feet in height and shall utilize downward-directed lights with full cut-off luminaires. 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.
14. A Master Sign Plan shall be submitted for approval by the City of Las Vegas prior to the issuance of a Certificate of Occupancy for any building on the site and prior to the issuance of any sign permits.
15. 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.
16. Prior to the submittal of a building permit application, the applicant shall meet with Planning and Development Department staff to develop a comprehensive address plan for the subject site. A copy of the approved address plan shall be submitted with any future building permit applications related to the site.
17. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

18. Remove all substandard public street improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current City Standards concurrent with development of this site.
19. A Waiver of Title 18.12.130, such as WVR-19784, shall be approved to allow Scarlet Oak Avenue to terminate with a dead-end. If a Waiver is not approved, dedication and construction of a cul-de-sac meeting current City Standards at the end of Scarlet Oak Avenue will be required concurrent with development and a revised site plan shall be submitted to the City reflecting these improvements.
20. Landscape and maintain all unimproved right-of-way, if any, on East Sahara Avenue adjacent to this site. All private improvements and landscaping 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.
21. Obtain an Occupancy Permit from the Nevada Department of Transportation for all landscaping and private improvements in the East Sahara Avenue public rightofway adjacent to this site.
22. Unless otherwise allowed by the City Engineer, construct sidewalk on at least one side of all access drives connecting this site to the adjacent public streets concurrent with development of this site. The connecting sidewalk shall extend from the sidewalk on the public street to the first intersection of the on-site roadway network and shall be terminated on-site with a handicap ramp.
23. The site shall be designed such that all delivery vehicles can maneuver for loading and unloading onsite; there shall be no parking, loading or unloading of vehicles within the Sahara Avenue public rightofway.
24. Vehicles shall be neither displayed nor stored within the public rightofway adjacent to this site.
25. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the submittal of a Map subdividing this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, or the recordation of a Map subdividing this site, whichever may occur first, if allowed by the City Engineer.

**** STAFF REPORT ****

PROJECT DESCRIPTION

This application is a request for a Site Development Plan Review for the redevelopment of an existing Automobile Dealership located at 3100 East Sahara Avenue. The applicants proposal will include two new buildings to replace the previous dealership and service center. Two buildings dedicated for storage will remain on site.

In addition to this Site Plan Review, a related Special Use Permit (SUP-19359) to allow service bays to face the public right-of-way and a Waiver (WVR-19784) to the Title 18.12.130 Cul-de-sac standards have been requested.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
Month/date/year	Action
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 SUP-19359 concurrently with this application. The Planning Commission voted 6-0 to recommend APPROVAL (PC Agenda Item #38/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>	
1/10/07	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	17.01 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		Y*
Project of Regional Significance		X	NA

*The applicant provided a completed Development Impact Notification Assessment with the application for a Special Use Permit (SUP-19359).

DEVELOPMENT STANDARDS

Pursuant to Title 19.08 the following standards apply:

Standard	Required/Allowed	Provided	Compliance
Min. Lot Size	N/A	740,962 SF	NA
Min. Lot Width	100 Feet	1,457 Feet	NA
Min. Setbacks			
• Front	20 Feet	117 Feet	Y*
• Side	10 Feet	32 Feet	Y*
• Corner	15 Feet	NA	Y*
• Rear	20 Feet	126 Feet	Y*
Max. Lot Coverage	50 %	17%	Y*
Max. Building Height	N/A	19 Feet	NA
Trash Enclosure	Covered/screened	Y	Y
Mech. Equipment	Covered/screened	Y	Y

*With the recordation of a Merger and Re-subdivision of parcels APN 162-01-180-014, -015 & -016 this proposal will be in conformance with Title 19.08. However, without the merger of the three lots, the lots handled individually will not comply with Title 19. Therefore, approval of this SDR will be contingent upon completion of this condition.

Pursuant to Title 19.08.060, the following requirements apply:

<i>Residential Adjacency Standards</i>	<i>Required/Allowed</i>	<i>Provided</i>	<i>Compliance</i>
3:1 proximity slope	78 Feet	130 Feet	Y
Adjacent development matching setback	15 Feet	20 Feet	Y
Trash Enclosure	50 Feet	120 Feet	Y

Pursuant to Title 19.12, the following standards apply:

<i>Landscaping and Open Space Standards</i>				
<i>Standards</i>	<i>Required</i>		<i>Provided</i>	<i>Compliance</i>
	<i>Ratio</i>	<i>Trees</i>		
Parking Area	1 Tree/ 6 Spaces	85 Trees	78	N*
Buffer: Min. Trees	1 Tree/ 20 Linear Feet	73 Trees	73 Trees	Y**
	1 Tree/ 30 Linear Feet	78 Trees	78 Trees	Y***
TOTAL		236 Trees	229	N****
Min. Zone Width	8 Feet		0 Feet	N****
Wall Height	6 Feet		6 Feet	Y

* The parking lot for this automobile dealership does not meet parking lot tree requirements per Title 19.12.

**One tree per 20 linear feet must be provided on commercially zoned properties adjacent to residential.

***One tree per 30 linear feet must be provided for the remaining eastern, western, and southern perimeter.

**** Waivers have been requested to allow no landscape buffer along the east property line where an eight-foot wide landscape buffer is required due to the placement of a drainage easement and to reduce the total number of parking lot trees as required by Title 19.10.

Pursuant to Title 19.10, 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	
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		3 per 50,00 SF w/ 1 addl space per 100,000 SF	5 reqd		5		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 43 landscape islands where 86 are required.	One five-foot landscape island per six parking spaces.	Approval
To allow no landscape buffer along the east property line.	An eight-foot wide landscape buffer	Approval

ANALYSIS

- **General Plan/Zoning**

This proposal covers three separate parcels, APNs 162-01-801-014, -015, and -016, which are zoned C-2 (General Commercial). The existing use for an Automobile Dealership with ancillary used auto sale and auto body repair office are permissible uses per Title 19.04.

Although no signage is shown, per Title 19.14 Sign Standards this 17 Acre development will require an approved Master Sign Plan prior to the issuance of any sign permits.

- **Site Plan**

The applicant proposes a renovation of an existing Automobile Dealership fronting along Sahara Avenue. The entire project covers three separate parcels that will require the recordation of a merger and re-subdivision creating a 17-acre commercial subdivision. The applicant submitted the appropriate application (PMP-19451) on 1/26/07 that seeks to fulfill this condition but is still pending. The project will provide a 196,916 square-foot auto dealership and a 54,912 square-foot auto body shop for a gross floor area of 251,828 square-feet.

The applicant proposes service bays that face the Sahara Avenue frontage. As this does not meet the conditional use for the ancillary auto body repair and service use associated with the Motor Vehicle Sales use, the applicant has requested a Special Use Permit (SUP-19359).

- **Elevations & Materials**

The massing of the auto dealership is broken up with a selection of different material textures and colors. The front entrance is distinguished by a Chevrolet Blue metal paneling that contrasts nicely with the off-white EIFS wall system (stucco) and white metal paneling. The bulk of the rear of the building is finished with split-faced tan CMU walls with portions of off-white EIFS walls breaking up the massing of the large auto service center.

Although the elevations maintain a street-oriented façade with non-reflective glazing facing out towards Sahara, the applicant has requested a Special Use Permit (SUP-19359) to allow service bays to face towards the Sahara Avenue frontage. Staff has recommended approval of this request as the bays are slightly angled, setback 140 feet from Sahara Avenue and partially screened by the front perimeter landscaping.

- **Residential Adjacency**

The proposed building height is 26 feet, more than the minimum 15-foot height requirement. The applicant has provided a 130-foot separation distance where the 3:1 separation requirement requires 78 feet. The proposed building is also in compliance with adjacent matching setbacks for the R-1 (Single-Family Residential) Zoned property located to the north. Although no structures are proposed or near the 15-foot residential setback, the applicant has called out a 20-foot setback line on the submitted plans where required.

- **Parking**

The proposed redeveloped auto dealership provides an adequate 507 customer and ADA-compliant parking spaces separate from the additional 813 spaces dedicated to vehicle display and inventory storage.

Five on-site 15-foot by 25-foot loading spaces have been provided per Title 19.10.020 and are located next to the automotive repair shop.

- **Landscaping**

The provided landscape plans show the appropriate perimeter landscape buffer widths with a mixture of pines, desert willows, acacias, and some oak trees placed along the east and west perimeters at thirty feet, on-center and throughout the site. The southern perimeter buffer along Sahara Avenue shows 24-box sized Palms placed thirty-foot on-center so as to not obscure the vehicle displays. The provided plans also show pine trees placed twenty-foot on-center adjacent to the single-family properties to the north of the subject site.

A Waiver to the Title 19.10.010 parking lot landscape island requirements has been requested to provide 43 parking lot landscape islands where 86 are required.

An additional Waiver has been requested to allow no landscape buffer where an eight-foot buffer is required along the east property line. This request is to accommodate a drainage channel. Staff supports this request.

- **Signage**

No elevations have been provided for proposed signage. As this project is over 15 acres, a Master Sign plan is required per Title 19.130(B)1(a).

FINDINGS

The following findings must be made for an SDR:

- 1. The proposed development is compatible with adjacent development and development in the area;**

The proposed development is compatible with adjacent single-family residential development to the immediate north of the project. The applicant seeks to avoid the detrimental impact that an auto repair facility could have on residentially zoned property by locating the service facility to the front of the property.

- 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 expansion of the existing development is consistent with the General Plan and the Title 19 Development Standards. Regarding the ancillary use of an auto repair facility in conjunction with an automotive dealership, a request for a Special Use Permit (SUP-19359) to allow the service bays to face towards Sahara Avenue has been submitted.

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

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

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

The proposed landscape materials are appropriate for this area and for the City. Although there is an overall deficiency in the provided quantities of landscaping material, staff believes the applicant has made good effort to provide an appealing plan made up of a diverse palate of desert trees and shrubs located throughout the site.

- 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 elevations are compliant with the residential adjacency standards as listed in Title 19.08. The provided elevations depict an adequate separation distance of the proposed addition from the adjacent residential properties side.

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

The appropriate measures are being taken in securing and protecting the public health, safety and general welfare through the inspections required of Building and Safety for all commercial construction, through the Business Licensing Division for all licensed commercial activity, and through Code Enforcement for the general application of the Las Vegas Municipal Code.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 3

ASSEMBLY DISTRICT 12

SENATE DISTRICT 10

NOTICES MAILED 255 by Planning Department

APPROVALS 1

PROTESTS 0