



AGENDA MEMO - PLANNING

CITY COUNCIL MEETING DATE: FEBRUARY 15, 2012

DEPARTMENT: PLANNING

ITEM DESCRIPTION: APPLICANT: JOHN STALUPPI, JR. - OWNER: DANIELLE REALTY/CENTENNIAL AZURE

** STAFF RECOMMENDATION(S) **

<i>CASE NUMBER</i>	<i>RECOMMENDATION</i>	<i>REQUIRED FOR APPROVAL</i>
SDR-43961	Staff recommends APPROVAL, subject to conditions:	

** CONDITIONS **

SDR-43961 CONDITIONS

Planning

1. Conformance to the Conditions of Approval for Rezoning (Z-0057-98) shall be required, if approved.
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, and building elevations, date stamped 11/22/11 and landscape plans date stamped 12/05/11, except as amended by conditions herein.
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. The applicant shall coordinate with the City Surveyor and other city staff to determine the most appropriate mapping action necessary to consolidate the existing lots. The mapping action shall be completed and recorded prior to the issuance of any building permits.

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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. Installed landscaping shall not impede visibility of any traffic control device.
8. 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.
9. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

10. In accordance with code requirements of Title 13.16 and 13.56, remove all substandard improvements adjacent to this site 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.
11. 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.
12. The site shall be designed such that all delivery vehicles can maneuver for loading and unloading on site. Vehicles shall neither be displayed nor stored within the public right-of-way adjacent to this site.
13. Submit an Encroachment Agreement for all landscaping and private improvements, if any, located in the public right-of-way adjacent to this site prior to occupancy of this site. The applicant must carry an insurance policy for the term of the Encroachment Agreement and add the City of Las Vegas as an additionally insured entity on this insurance policy. If requested by the City, the applicant shall remove landscaping and private improvements encroaching in the public right-of-way at the applicant's expense pursuant to the terms of the City's Encroachment Agreement. The installation and maintenance of all private structures in the public right-of-way shall be the responsibility of the adjacent property owner(s) and shall be transferred with the sale of the property for the entire term of the Encroachment Agreement. Coordinate with the Land Development Section in the Department of Building and Safety (229-6371) to determine how existing encroachments will affect this Encroachment application.

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14. Meet with the Fire Protection Engineering Section of the Department of Fire Services to discuss fire requirements for the use of the existing facilities.
15. 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 or submittal of any construction drawings, 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.

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**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a request for a Major Amendment to a previously approved Site Development Plan Review [Z-0057-98(3)] of an existing Motor Vehicle Sales (New) parking lot. The project is for a proposed new Auto Dealership complete with a new showroom, offices, service garage and carwash at 7000 West Sahara Avenue. The proposed two story building and Motor Vehicle Sales (New) use are allowed in the C-2 (General Commercial) district and is being designed to meet all Uniform Development Code standards. For these reasons, staff recommends approval, with conditions.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc</i>	
07/17/91	The City Council denied a Variance (V-0078-90) for an Outdoor Recreation (Golf Driving Range) Use at 7000 West Sahara Avenue as part of a larger request. The Planning Commission and staff recommended approval.
09/28/98	The City Council approved a Rezoning (Z-0057-98) from R-E (Residence Estates) to C-2 (General Commercial) as part of a larger request. The Planning Commission and staff recommended approval.
01/24/02	The Planning Commission approved a Site Development Plan Review [Z-0057-98(3)] for an Auto Dealership parking lot expansion on the site. Staff recommended approval.
01/10/12	The Planning Commission voted (7-0) to recommend APPROVAL (PC Agenda Item 50/yk).

<i>Most Recent Change of Ownership</i>	
03/30/07	A deed was recorded for a change in ownership of 163-03-806-013.
09/15/08	A deed was recorded for a change in ownership of 163-03-806-012.

<i>Related Building Permits/Business Licenses</i>	
09/12/08	A business license (A16-01015-1-035242) for Auto Sales/Service was issued for 7000 West Sahara Avenue. The license is currently active.
07/21/11	A business license (A28-01044-F-035242) for Auto Leasing was issued for 7000 West Sahara Avenue. The license is currently active.
	A business license (G03-02464-6-035242) for Garage, Major Auto was issued for 7000 West Sahara Avenue. The license is currently active.
	A business license (M29-00019-6-035242) for Used Motorcycle Sales was issued for 7000 West Sahara Avenue. The license is currently active.

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<i>Pre-Application Meeting</i>	
11/09/11	Staff met with the applicant and reviewed the applications required for the project. It was noted that remapping would be required to create one parcel for the project and that this would be made a condition of approval. The applicant indicated that the project would be designed in order for all code requirements will be met without the need for any waivers or exceptions.

<i>Neighborhood Meeting</i>
No neighborhood meeting is required with this project, although staff recommended that the applicant hold a voluntary neighborhood meeting to alleviate any concerns residents may have.

Field Check	
12/01/11	Staff visited the site and found a developed parking lot being used to display new vehicles. There was a block wall along the rear of the property with mature landscape between the wall and the street.

<i>Details of Application Request</i>	
<i>Site Area</i>	
Net Acres	3.55

<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	Motor Vehicle Sales (New)	GC (General Commercial)	C-2 (General Commercial)
North	Single Family, Detached	DR (Desert Rural Density Residential)	R-E (Residence Estates)
South	Office	Clark County	Clark County
East	Motor Vehicle Sales (New)	GC (General Commercial)	C-2 (General Commercial)
West	Motor Vehicle Sales (New)	GC (General Commercial)	C-2 (General Commercial)

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<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 Unified Development Code 19.08, the following standards apply:

<i>Standard</i>	<i>Required/Allowed</i>	<i>Provided</i>	<i>Compliance</i>
Min. Lot Size	N/A	154,638 SF	Y
Min. Lot Width	100 Feet	357 Feet	Y
Min. Setbacks			
• Front	20 Feet	140 Feet	Y
• Side	10 Feet	92 Feet	Y
• Corner	15 Feet	N/A	N/A
• Rear	20 Feet	24 Feet	Y
Max. Lot Coverage	50 %	12 %	Y
Max. Building Height	N/A	126 Feet	Y
Trash Enclosure	Screened, Gated, w/ a Roof or Trellis	Screened, Gated, w/a Trellis	Y
Mech. Equipment	Screened	Screened	Y

Pursuant to Unified Development Code 19.08 and Z-0057-98(3), 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>		
Buffer Trees:				
• North	1 Tree / 20 Linear Feet	3 Trees	3 Trees	Y
• South	1 Tree / 20 Linear Feet	16 Trees	16 Trees	Y
• East	1 Tree / 30 Linear Feet	6 Trees	6 Trees	Y
• West	1 Tree / 30 Linear Feet	7 Trees	12 Trees	Y
TOTAL PERIMETER TREES		32 Trees	37 Trees	Y
Parking Area Trees	1 Tree / 6 Uncovered Spaces, plus 1 tree at the end of each row of spaces	28 Trees	28 Trees	Y

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LANDSCAPE BUFFER WIDTHS			
Min. Zone Width			
• North	5 Feet	5 Feet	Y
• South	15 Feet	15 Feet	Y
• East	5 Feet	5 Feet	Y
• West	5 Feet	5 Feet	Y
Wall Height	6 to 8 Feet Adjacent to Residential	N/A	N/A

<i>Street Name</i>	<i>Functional Classification of Street(s)</i>	<i>Governing Document</i>	<i>Actual Street Width (Feet)</i>	<i>Compliance with Street Section</i>
Sahara Avenue	Primary Arterial	Master Plan of Streets and Highways	150	Y
Via Olivero Avenue	N/A	N/A	60	Y

Pursuant to Title 19.08 and 19.12, 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)	17,835 SF	1:500 SF	36				
TOTAL SPACES REQUIRED			36		36		Y
Regular and Handicap Spaces Required			34	2	34	2	Y
Loading Spaces	17,835 SF	2:29,999 SF	2		2		Y

ANALYSIS

The site is currently being utilized as a commercial parking lot in conjunction with an automobile dealership. The existing perimeter and parking lot landscaping was approved via Site Development Plan Reviews [Z-0057-98 and Z-0057-98(3)]. Although the approved landscape does not meet current design standards, this proposal enhances the landscaping with additional trees and shrubs throughout the site that will improve the overall aesthetic of the property.

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This request maintains the overall site plan, but includes a new two-story building and an automated carwash for a new automobile dealership. The proposed buildings will meet all required setback and development standards for a C-2 (General Commercial) district. However, condition #9 of Z-0057-98 required all buildings to be located a minimum of 180 feet away from the Via Olivero right-of-way. The proposed carwash structure is 173 feet from the right-of-way. Staff has determined that due to the small footprint of the proposed structure and the fact that it is only seven feet short of the requirement, it meets the overall intent of the condition. Therefore, staff supports the deviation from this condition.

The buildings have a modern design aesthetic that will seamlessly blend and compliment the adjacent commercial buildings on the east and west sides. The carwash was placed behind the primary building, but as far away from the rear property line as possible to avoid any negative impact on the residential neighborhood to the north. The existing perimeter screening wall also provides protection of the residential properties by shielding views into the parking lot.

The proposed project meets all Uniform Development Code and previous Site Development Plan Review requirements; therefore, staff recommends approval.

FINDINGS (SDR-43961)

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 property is located in a C-2 (General Commercial) district. While there are residential properties to the north, the Motor Vehicle Sales (New) use will remain the same and is compatible with adjacent development.

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 development is consistent with the General Plan and the Uniform Development Code.

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

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The site is accessed by an existing driveway from Sahara Avenue. There is also a cross access agreement with the property adjacent to the west. There is no direct access to the site from Via Olivero Avenue; therefore will have no negative impact on the adjacent residential neighborhood.

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

The building and landscape materials are appropriate for the area and for the city.

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 aesthetic will compliment the commercial buildings adjacent to the site. The façade is modern and sleek and will blend seamlessly with adjacent developments.

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

The proposed development is subject to permit review and inspection; therefore, appropriate measures will be taken to protect the health, safety and general welfare of the public.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

12

NOTICES MAILED

116 (By City Clerk)

APPROVALS

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PROTESTS

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