



AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: MAY 14, 2013

DEPARTMENT: PLANNING

ITEM DESCRIPTION: APPLICANT: DAPPER DEVELOPMENT - OWNER: LARSON S FAMILY, LP

**** STAFF RECOMMENDATION(S) ****

<i>CASE NUMBER</i>	<i>RECOMMENDATION</i>	<i>REQUIRED FOR APPROVAL</i>
SUP-48636	Staff recommends APPROVAL, subject to conditions:	
SDR-48637	Staff recommends APPROVAL, subject to conditions:	SUP-48636

**** CONDITIONS ****

SUP-48636 CONDITIONS

Planning

1. Approval of and conformance to the Conditions of Approval for Site Development Plan Review (SDR-48637) 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 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.
4. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
5. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

SDR-48637 CONDITIONS

Planning

1. Approval of and conformance to the Conditions of Approval for Special Use Permit (SUP- 48636) 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 date stamped 04/17/13, and building elevations, date stamped 03/13/13, except as amended by conditions herein.
4. 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.

**** STAFF REPORT ****

PROJECT DESCRIPTION

The applicant is requesting a Site Development Plan Review for a freestanding water vending kiosk in a parking impaired shopping center at 3866 West Sahara Avenue. A Special Use Permit for an alternative parking standard has also been submitted to address the one-space reduction of parking needed for this project. The proposed kiosk is located on the south portion of the property adjacent to the Sahara Avenue frontage on a portion of a pad in the commercial subdivision. This project will not have a negative impact on the overall shopping center; therefore, staff recommends approval of both applications.

ISSUES

- A Special Use Permit for an Alternative Parking Standard is required for a parking impaired Shopping Center. Staff supports this request.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc</i>	
12/18/91	The City Council approved Rezoning (Z-0101-91) from C-C (Neighborhood Commercial Center) to C-1 (Limited Commercial) for a shopping center at 3866 West Sahara Avenue. The Planning Commission and staff recommended approval.
04/18/12	The City Council approved a General Plan Amendment (GPA-43991) the established the Redevelopment Area 2 Overlay that included the subject site. The Planning Commission and staff recommended approval.

<i>Most Recent Change of Ownership</i>	
02/27/96	A deed was recorded for a change in ownership.

<i>Related Building Permits/Business Licenses</i>	
02/18/94	A Building Permit (#94319820) was issued for a Certificate of Occupancy for a new restaurant at 3866 West Sahara Avenue.

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<i>Pre-Application Meeting</i>	
01/03/13	Staff met with the applicant to review requirements for a Site Development Plan Review for a water vending kiosk in a shopping center that is parking impaired. A Special Use Permit for an Alternative Parking Standard was advised instead of a Variance for parking.

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

<i>Field Check</i>	
04/04/13	Staff visited the site and found a clean, well maintained restaurant as part of a Shopping Center.

<i>Details of Application Request</i>	
<i>Site Area</i>	
Net Acres	0.59

<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	Shopping Center	C (Commercial)	C-1 (Limited Commercial)
North	Single Family, Detached	L (Low Density Residential)	R-1 (Single Family Residential)
South	Medical Office	C (Commercial)	C-1 (Limited Commercial)
	General Retail		
East	Shopping Center	C (Commercial)	C-1 (Limited Commercial)
West	Single Family, Detached	L (Low Density Residential)	C-1 (Limited Commercial)
	Office, Other Than Listed	MXU (Mixed Use)	
	Child Care	C (Commercial)	R-1 (Single Family Residential)
	General Retail		

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Master Plan Areas	Compliance
No Applicable Master Plan Area	N/A
Special Purpose and Overlay Districts	Compliance
A-O (Airport Overlay) District (200 Feet)	Y
Other Plans or Special Requirements	Compliance
Trails	N/A
Las Vegas Redevelopment Plan Area	Y
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	N/A

DEVELOPMENT STANDARDS

Pursuant to Title 19.08.070, the following standards apply:

Standard	Required/Allowed	Provided	Compliance
Min. Lot Width	100 Feet	175 Feet	Y
Min. Setbacks			
• Front	10 Feet	10 Feet	Y
• Side	10 Feet	42 Feet	Y
• Corner	10 Feet	N/A	N/A
• Rear	20 Feet	133 Feet	Y
Max. Lot Coverage	50 %	25.8 %	Y

Street Name	Functional Classification of Street(s)	Governing Document	Actual Street Width (Feet)	Compliance with Street Section
Sahara Avenue	Primary Arterial	Master Plan of Streets and Highways	100	Y
Valley View Boulevard	Secondary Collector	Master Plan of Streets and Highways	80	Y
Las Verdes Street	N/A	N/A	60	Y

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Pursuant to Title 19.08 and 19.12, the following parking standards apply:

Parking Requirement							
<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	
Shopping Center	114,200 SF	1/250	457				
TOTAL SPACES REQUIRED			457		406		Y*
Regular and Handicap Spaces Required			448	9	395	11	Y
Percent Deviation			12 %				

*The shopping center has been determined to be parking impaired by staff.

ANALYSIS

The applicant is requesting to install a 35 square-foot water vending kiosk in an existing shopping center parking lot. The kiosk is 14-foot tall and shaped like a large water bottle. This requires the removal of one parking space. A sidewalk to allow for handicap accessibility will be installed and connect with the existing sidewalk along the front perimeter adjacent to Sahara Avenue. Since the shopping center is parking impaired the removal of one parking space requires either a Variance or a Special Use Permit for an Alternative Parking Standard. The applicant has chosen to submit the latter. A parking analysis signed and sealed by a professional engineer concluded that the reduction of one parking space will not have a negative impact on the parking or circulation of the site. Staff concurs and recommends approval of both applications.

FINDINGS (SUP-48636)

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 water vending kiosk use is appropriate for the area and is compatible with adjacent development in the area with the approval of the Alternative Parking Standard.

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

The site located within a commercial subdivision, is suitable for a vending kiosk use proposed on the site.

YK

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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.

The site is located on Sahara Avenue with a secondary access off Valley View Boulevard. These existing, fully developed roadways are adequate to meet the needs of this project.

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 site will be inspected by staff on a regular basis to ensure that the public health, safety, and welfare are maintained.

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

With the approval of the proposed Alternative Parking Standard, this project meets all requirements of Title 19.

FINDINGS (SDR-48637)

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 water vending kiosk use is appropriate for the area and is compatible with adjacent development in the area with the approval of the Alternative Parking Standard.

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;

With the approval of the related Special Use Permit for an Alternative Parking Standard, this project is consistent with all applicable City of Las Vegas Codes and Policies.

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

The site is located on Sahara Avenue with a secondary access off Valley View Boulevard. These existing, fully developed roadways are adequate to meet the needs of this project.

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

There is no landscape included in this project and the building material for the kiosk is appropriate for the location.

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 14-foot tall, water bottle shaped kiosk is an appropriate aesthetic in the fully developed commercial corridor along Sahara Avenue.

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

The proposed kiosk will not compromise the public health or general welfare, as the proposed development will be subject to building permit inspection and business licensing regulations.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 32

NOTICES MAILED 444

APPROVALS 0

PROTESTS 0