



AGENDA MEMO - PLANNING

CITY COUNCIL MEETING DATE: JANUARY 21, 2015

DEPARTMENT: PLANNING

ITEM DESCRIPTION: APPLICANT/OWNER: CENTENNIAL AZURE, LLC

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

<i>CASE NUMBER</i>	<i>RECOMMENDATION</i>	<i>REQUIRED FOR APPROVAL</i>
MOD-56652	Staff recommends APPROVAL.	
SDR-56653	Staff recommends APPROVAL, subject to conditions:	MOD-56652

**** CONDITIONS ****

SDR-56653 CONDITIONS

Planning

1. Approval of Modification (MOD-56652) 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 floor plans, and building elevations, date stamped 10/23/14, and the site plan, landscape plan date stamped 11/12/14, 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.

YK

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6. 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.
7. 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.
8. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

9. Grant a Bus Shelter Easement on Azure west of the proposed driveway prior to the approval of any construction drawings for this site.
10. Construct all incomplete half-street improvements on Azure Drive per Town Center Development Standards adjacent to this site concurrent with development of this site. All existing off-site improvements 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. In accordance with code requirements of Title 13.56, remove all substandard offsite improvements, 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.
12. 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.
13. Meet with the Fire Protection Engineering Section of the Department of Fire Services to discuss fire requirements for the proposed use of this facility.
14. 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.

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- 15 Submit an Encroachment Agreement for landscaping and private improvements in the Azure Drive public rights-of-way prior to this issuance of permits for these improvements. 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 property 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 improvements 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 all requirements for the Encroachment Agreement with the Land Development Section of the Department of Building and Safety (229-4836).
16. 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.
17. Site development to comply with all applicable conditions of approval for Z-76-98 and all other applicable site-related actions.

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a request for a proposed 22,625 square-foot New Automobile (Truck) Dealership development adjacent to the north side of Azure Drive, 1,270 feet west of Tenaya Way. The parcel is currently an undeveloped portion of a one-lot commercial subdivision. The request includes a Major Modification to the Land Use Map of the Town Center Development Standards Manual from SX-TC (Suburban Mixed Use – Town Center) to GC-TC (General Commercial – Town Center) to allow for the proposed use. Staff recommends approval since this area of Town Center has evolved over the past ten years into a general commercial land use area and this parcel will complete this evolution along the north side of Azure Drive.

ISSUES

- A Modification of the Town Center Special Land Use designation from SX-TC (Suburban Mixed Use – Town Center) to GC-TC (General Commercial – Town Center) is required for the proposed use. Staff supports the request.
- An Exception is required to allow zero trees in the north perimeter landscape buffer, where four are required; 22 trees in the east; and 20 trees in the west perimeter landscape buffer areas, where 23 and 21 trees are required respectively. Staff supports the request.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc</i>	
12/07/98	The City Council approved a Rezoning (Z-0076-98) to T-C (Town Center) on the subject property as part of a larger request.
12/09/14	The Planning Commission unanimously voted to recommend APPROVAL of a Major Modification (MOD-56652) of the Town Center Land Use Plan to Amend the Special Land Use Designation FROM: SX-TC (SUBURBAN MIXED USE - TOWN CENTER) TO: GC-TC (GENERAL COMMERCIAL - TOWN CENTER) and a Site Development Plan Review (SDR-56653) on 4.43 acres adjacent to the north side of Azure Drive, approximately 1,270 feet west of Tenaya Way.

<i>Most Recent Change of Ownership</i>	
01/29/02	A deed was recorded for a change in ownership.

<i>Related Building Permits/Business Licenses</i>	
03/10/14	A public works permit (T53120) for a Traffic Impact Analysis was issued. It was finalized on 03/11/14.

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Pre-Application Meeting	
10/07/14	Staff met with the applicant and reviewed the Town Center Development Standards for the possible development of a new truck dealership on the site. The applicant was informed that a Major Modification of the land use, and a Site Development Plan Review application would be required. The applicant was also informed of the requirement to hold a public neighborhood meeting for the Major Modification request.

Neighborhood Meeting	
11/06/14	<p>Meeting Start Time: 6:00 pm Meeting End Time: 6:20 pm</p> <p>Attendance: 1 member of the Public, 1 member of the Development Team 1 member of the Ward 6 Council Office 1 member of Planning Department Staff</p> <p>There were no concerns about the project.</p>

Field Check	
10/30/14	Staff visited the site and found an undeveloped, clean, fenced parcel.

Details of Application Request	
Site Area	
Net Acres	4.43

Surrounding Property	Existing Land Use Per Title 19.12	Planned or Special Land Use Designation	Existing Zoning District
Subject Property	Undeveloped	SX-TC (Suburban Mixed-Use – Town Center)	T-C (Town Center)
North	CC 215 Right-of-Way	CC 215 Right-of-Way	CC 215 Right-of-Way
South	Medical Offices	SX-TC (Suburban Mixed-Use – Town Center)	T-C (Town Center)
	General Retail Store		
East	Shopping Center	GC-TC (General Commercial - Town Center)	T-C (Town Center)
West	Auto Dealership (New)	GC-TC (General Commercial - Town Center)	T-C (Town Center)

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<i>Master Plan Areas</i>	<i>Compliance</i>
Town Center Master Plan	N
<i>Special Purpose and Overlay Districts</i>	<i>Compliance</i>
T-C (Town Center) District	N
<i>Other Plans or Special Requirements</i>	<i>Compliance</i>
Trails	N/A
Las Vegas Redevelopment Plan Area	N/A
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	N/A

DEVELOPMENT STANDARDS

Pursuant to Town Center Development Standards, the following standards apply:

<i>Standard</i>	<i>Required/Allowed</i>	<i>Provided</i>	<i>Compliance</i>
Min. Setbacks			
• Front	15 Feet	102 Feet	Y
• Side	10 Feet	75 Feet	Y
• Corner	15 Feet	N/A	N/A
• Rear	20 Feet	135 Feet	Y
Max. Building Height	2 Stories	2 Stories	Y
Trash Enclosure	Screened, Gated, w/ a Roof or Trellis	Screened, Gated, w/ a Roof or Trellis	Y
Mech. Equipment	Screened	Screened	Y

Pursuant to Town Center Development Standards, 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 / 30 Linear Feet	4 Trees	0 Trees	N*
• South	1 Tree / 30 Linear Feet	10 Trees	11 Trees	Y
• East	1 Tree / 30 Linear Feet	23 Trees	22 Trees	N*
• West	1 Tree / 30 Linear Feet	21 Trees	20 Trees	N*
TOTAL PERIMETER TREES		58 Trees	53 Trees	N*
Parking Area Trees	1 Tree / 6 Uncovered Spaces, plus 1 tree at the end of each row of spaces	59 Trees	62 Trees	Y

<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>		
LANDSCAPE BUFFER WIDTHS				
Min. Zone Width				
• North	8 Feet		15 Feet	Y
• South	15 Feet		15 Feet	Y
• East	8 Feet		10 Feet	Y
• West	8 Feet		10 Feet	Y

*An Exception was been requested with this project.

<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>
Azure Drive	Town Center Loop Road	Town Center Development Standards Manual	90	Y

<i>Streetscape Standards</i>	<i>Required</i>	<i>Provided</i>	<i>Compliance</i>
Town Center	4' amenity zone, 5' sidewalk and a 15' landscape buffer	4' amenity zone, 5' sidewalk and a 15' landscape buffer	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>Parking Ratio</i>	<i>Required</i>		<i>Provided</i>		<i>Compliance</i>
			<i>Parking</i>		<i>Parking</i>		
			Regular	Handi-capped	Regular	Handi-capped	
Motor Vehicle Sales (New)	22,625 SF	1/500 SF	46				
TOTAL SPACES REQUIRED			46		57		Y
Regular and Handicap Spaces Required			44	2	50	7	Y
Loading Spaces	22,625 SF		1		1		Y

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<i>Exceptions</i>		
<i>Requirement</i>	<i>Request</i>	<i>Staff Recommendation</i>
To provide four trees in the north perimeter landscape buffer area; 23 trees in the east; and 21 trees in the west perimeter landscape buffer areas.	To provide zero trees in the north perimeter landscape buffer area, 22 trees in the east; and 20 trees in the west perimeter landscape buffer areas.	Approval

ANALYSIS

The applicant has applied to change the Town Center Special Land Use from SX-TC (Suburban Mixed Use – Town Center) to GC-TC (General Commercial – Town Center). This change would be consistent with bringing the entire north side of Azure Drive under the same land use designation. The proposed development is similar to the project to the west, a motor vehicle sales (new) dealership and the development to the east, an auto body shop.

The project is developed to Title 19 and Town Center standards apart from the requested Exception for the number of perimeter landscape trees. This is due primarily as a result of the applicant wishing to display new vehicles along the north perimeter to take advantage of the freeway traffic visibility. They will be providing the required landscape buffer with ground cover and shrubs, but not trees. However, they are providing six trees behind the vehicle display that offsets the requested Exception. Staff supports this request since the intent is being met and giving the unique location adjacent to a freeway.

A 22,625 square-foot, two-level building will be constructed near the south central portion of the parcel that will include a showroom, parts and service department, warehouse and offices for a new vehicle (truck) dealership. The applicant is proposing to exceed the required number of parking spaces by providing 67, where 46 is the minimum required. This is in addition to the 217 spaces set aside for vehicle inventory and display. Seven parking spaces will be reserved for handicap parking and a large loading zone is provided to off-load new inventory.

The façade has a modern aesthetic designed with silver metallic ribbed panels, ACM grey and red panels, two-tone CMU and clear glass. It will be similar in design with the project directly west of the site.

Due to the changing development conditions that have evolved since the adoption of the Town Center Development Standards in this area and the fact that no residential properties are adjacent to the site, staff supports the request to change the land use designation to allow for an Motor Vehicle Sales (New) use at this location.

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FINDINGS (MOD-56652)

In order to approve a Modification for zoning application, the Planning Commission or City Council must affirm the following:

- 1. “The uses which would be allowed on the subject property by approving the modification will be compatible with the surrounding land uses and zoning districts.”**

The Automobile (Truck) Dealership use can be conducted in a harmonious and compatible manner with the surrounding land uses.

- 2. “Growth and development factors in the community indicate the need for or appropriateness of the modification.”**

Since the adoption of the Town Center Development Standards, development of this area has changed to a more intense commercial area with development of a shopping center and storage facility to the east and new automobile dealerships to the west. The requested modification is appropriate for the area.

- 3. “Street or highway facilities providing access to the property are or will be adequate in size to meet the requirements of the proposed Special Land Use district.”**

The location of the proposed development on the Town Center Loop Road is adequate to meet the traffic demands associated with this type of land use.

FINDINGS (SDR-56653)

In order to approve a Site Development Plan Review 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 development is compatible with the adjacent vehicle dealership and auto body shop uses and other commercial 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;**

Other than the requested Exception of six perimeter landscape buffer trees, the project is developed to code standards.

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

The location of the proposed development on the Town Center Loop Road is adequate to meet the traffic demands associated with this type of land use.

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

Building and landscape materials are appropriate for the area.

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 design of the building is not obnoxious in appearance and is harmonious with development in the area.

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.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 29

NOTICES MAILED 269 (By City Clerk)

APPROVALS 1

PROTESTS 3