



AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: AUGUST 12, 2014
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT/OWNER: SMITH'S FOOD AND DRUG CENTERS, INC

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

<i>CASE NUMBER</i>	<i>RECOMMENDATION</i>	<i>REQUIRED FOR APPROVAL</i>
MSP-54794	Staff recommends APPROVAL.	

**** CONDITIONS ****

MSP-54794 CONDITIONS

Planning

1. 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 application may be filed for consideration by the City of Las Vegas.
2. All development shall be in conformance with the site plan and sign elevations, date stamped 06/26/14, except as amended by conditions herein.
3. Any future sign proposals or modifications that meet Title 19 and Town Center Development Standards signage requirements may be approved administratively by Department of Planning staff.
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 permits.
6. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

YK

Staff Report Page One
August 12, 2014 - Planning Commission Meeting

**** STAFF REPORT ****

PROJECT DESCRIPTION

The applicant is requesting to add signage to an approved fuel dispensing canopy in the Montecito Town Center Shopping Center at 7050 North Durango Drive. The proposed signage adheres to Title 19 and Town Center Development Standards. However, since a Master Sign Plan was approved for this site, an amendment application is required. A condition has been added to allow future signage that meets all code requirements to be administratively approved by staff. Staff recommends approval, with conditions. If denied, no signage would be permitted on the fuel dispensing canopy.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc</i>	
05/20/64	The City Council approved an annexation (A-0003-64) of land generally located north of Cheyenne Avenue and west of Decatur Boulevard, containing approximately 10,136 acres, including the 40-acre east portion of the subject site. The effective date was 05/29/64.
12/07/98	The City Council approved a Rezoning (Z-0076-98) to T-C (Town Center) of a 1,468-acre portion of the Northwest, including the east 40-acre portion of the overall subject site. The Planning Commission and staff recommended approval.
01/17/01	The City Council approved an annexation (A-0003-99) of land generally located west of El Capitan Way and east of Hualapai Way between Grand Teton Drive and Rome Avenue, containing approximately 615 acres, including the west five acres of the subject site. The effective date was 01/26/01. The Planning Commission and staff recommended approval.
12/19/02	The Planning Commission approved a request for a Tentative Map (TMP-1244) for a three-lot commercial subdivision on 80 acres on the east side of the El Capitan Way alignment (Durango Drive) between Elkhorn Road and Deer Springs Way. Staff recommended approval.
04/07/04	The City Council approved a Site Development Plan Review (SDR-3764) related to a Major Modification of the Montecito Town Center Development Agreement (MOD-3763) and Rezoning (ZON-3840) for a proposed 587,750 square-foot mixed-use commercial development on 45.6 acres in Montecito Town Center, adjacent to the southeast corner of Elkhorn Road and Durango Drive. Additionally, the following Special Use Permits were also approved: (SUP-3765) for Liquor Sales on Pad A, (SUP-3767) for Gaming (Incidental)

Staff Report Page Two
August 12, 2014 - Planning Commission Meeting

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc</i>	
	on Pad A, (SUP-3769) for a Drive-through Facility on Pad A, (SUP-3770) for a Drive-through Facility on Pad HH, (SUP-3788) for a Drive-Through facility on DD, and (SUP-3789) for a Drive-through Facility on EE. The Planning Commission and staff recommended approval.
02/16/05	The City Council approved a Site Development Plan Review (SDR-5731) for a 380,000 square-foot commercial development on 45.6 acres adjacent to the southeast corner of Durango Drive and Elkhorn Road. Planning Commission and Staff recommended approval.
03/01/05	The Centennial Hills Architectural Review Committee (CHARC) approved a Master Sign Plan (CHARC-0019-05) for a shopping center at the southeast corner of Durango Drive and Elkhorn Road. Staff recommended approval.
04/19/06	The City Council approved a Major Amendment to a Site Development Plan Review (SDR-11702, amended from SDR-5731) to allow the modification of pads G, I through O, R, U, and V on 21.48 acres at the southeast corner of Durango Drive and Elkhorn Road. Planning Commission recommended approval. Staff recommended denial.
04/19/06	The City Council approved a Variance (VAR-11710) to allow 1,032 parking spaces where 1,209 parking spaces is the minimum number of parking spaces required on 21.48 acres at the southeast corner of Durango Drive and Elkhorn Road. Planning Commission recommended approval. Staff recommended denial.
07/19/06	The City Council approved Special Use Permit (SUP-13501) for a proposed Supper Club adjacent to the east side of Durango Drive, approximately 1,100 feet south of Elkhorn Road. The Planning Commission and staff recommended approval.
08/13/13	The Planning Commission approved Special Use Permit (SUP-50121) for a proposed service station at 7050 North Durango Drive. Staff recommended approval.
	The Planning Commission approved Site Development Plan Review (SDR-50120) for a proposed gas sales canopy on 1.44 acres at 7050 North Durango Drive. Staff recommended approval.

<i>Most Recent Change of Ownership</i>	
09/10/13	A deed was recorded for a change in ownership.

<i>Related Building Permits/Business Licenses</i>	
06/09/14	A building permit (#252943) for a fuel dispensing canopy was approved for 7050 North Durango Drive. It has not been finalized.
	A building permit (#252948) for a fuel dispensing kiosk was approved for 7050 North Durango Drive. It has not been finalized.
	A building permit (#252949) for on-site improvements was approved for 7050 North Durango Drive. It has not been finalized.

Staff Report Page Three
August 12, 2014 - Planning Commission Meeting

<i>Pre-Application Meeting</i>	
06/25/14	Staff met with the applicant and reviewed the need to amend the Master Sign Plan (CHR-0019-05).

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

<i>Field Check</i>	
07/03/14	Staff visited the site and found a fuel canopy and kiosk under construction. The site was fenced.

<i>Details of Application Request</i>	
<i>Site Area</i>	
Net Acres	1.45

<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	UC-TC (Urban Center Mixed Use – Town Center)	T-C (Town Center)
North	Undeveloped	UC-TC (Urban Center Mixed Use – Town Center)	T-C (Town Center)
South	Hospital	UC-TC (Urban Center Mixed Use – Town Center)	T-C (Town Center)
East	Office, Medical	UC-TC (Urban Center Mixed Use – Town Center)	T-C (Town Center)
West	Restaurant	UC-TC (Urban Center Mixed Use – Town Center)	T-C (Town Center)
	Financial Institution, General		
	Liquor Establishment		
	Undeveloped		

Staff Report Page Four
August 12, 2014 - Planning Commission Meeting

<i>Master Plan Areas</i>	<i>Compliance</i>
Town Center Master Plan	Y
Montecito Town Center	Y
<i>Special Purpose and Overlay Districts</i>	<i>Compliance</i>
T-C (Town Center) District	Y
<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

<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>
Elkhorn Road	Primary Arterial	Master Plan of Streets and Highways / Town Center Development Standards Manual	100	Y
Durango Drive	Parkway Arterial	Master Plan of Streets and Highways / Town Center Development Standards Manual	120	Y

<i>Wall Signs for Smith's Fuel Canopy</i>		
<i>Standards</i>	<i>Allowed</i>	<i>Provided</i>
Maximum Number	Per approved MSP	Six (6)
Maximum Area	50 SF / Sign	50 SF or Less/Sign
Maximum Projection	2 Feet	1 Foot
Illumination	Internal/External	Internal

ANALYSIS

The applicant is proposing six signs (two fuel price, two Smith's name and logo and two logos only) to an approved Fuel Canopy in a shopping center at 7050 North Durango Drive in the Montecito Overlay of Town Center. There is an approved Master Sign Plan (CHARC-0019-05) for this shopping center; therefore, this amendment is required. The application has been conditioned so any future signage for this shopping center that meets all Title 19 and Town Center Development Standards may be administratively reviewed by Planning Department staff.

**Staff Report Page Five
August 12, 2014 - Planning Commission Meeting**

The two fuel price signs will be located on the east and west elevations along with the Smith’s name and logo signs. The two logo only signs will go on the north and south elevations.

The signs range in size from 17.5 square feet up to 45.5 square feet, all within code requirements. The signs and logo are not unsightly and will assist customers in finding the fuel pumps in this shopping center. Since Durango Drive is elevated above the shopping center on the west and there are several free-standing buildings throughout the site, the signage is needed. The signs are internally illuminated and are appropriate in size and number for the use.

FINDINGS (MSP-54794)

The proposed changes to the approved Master Sign Plan (CHARC-0019-05), meet the standards set by the previous approval or conform to current Title 19 standards. For these reasons, staff recommends approval of this amendment.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 40

NOTICES MAILED 702

APPROVALS 3

PROTESTS 0