



AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: JANUARY 10, 2017

DEPARTMENT: PLANNING

ITEM DESCRIPTION: APPLICANT/OWNER: CENTENNIAL PROPERTY, LLC

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

CASE NUMBER	RECOMMENDATION	REQUIRED FOR APPROVAL
SUP-67951	Staff recommends APPROVAL, subject to conditions:	N/A

**** NOTIFICATION ****

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 28

NOTICES MAILED 330

APPROVALS 0

PROTESTS 1

**** CONDITIONS ****

SUP-67951 CONDITIONS

Planning

1. Conformance to all Minimum Requirements under LVMC Title 19.12 for an Auto Repair Garage, Major use.
2. Conformance to the approved conditions for Site Development Plan Review (SDR-46278) and Site Development Plan Review (SDR-58544).
3. 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.
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, as well as submitted as part of any business license application.
6. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

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**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a request for a Special Use Permit for a proposed Auto Repair Garage, Major use located at 7300 West Azure Drive, Suite #150.

ISSUES

- The subject site is located within the Town Center Plan Area with a GC-TC (General Commercial – Town Center) Special Land Use Designation.
- An Auto Repair Garage, Major use is permitted in the GC-TC (General Commercial – Town Center) Special Land Use Designation with the approval of a Special Use Permit. Staff recommends approval.

ANALYSIS

This Special Use Permit application is for a proposed Auto Repair Garage, Major. An Auto Repair Garage, Major use is permitted in the GC-TC (General Commercial – Town Center) Special Land Use Designation with the approval of a Special Use Permit. The subject property already contains an Auto Repair Garage, Major addressed at 7350 West Azure Drive. Additionally, the following analysis is required:

The Auto Repair Garage, Major use is defined by Title 19.18 as “A facility for the repair or reconditioning of any type of motorized vehicle, other than the types of repair and service authorized to be performed in a minor auto repair garage. This use includes a facility that provides collision services, including body, frame, or fender straightening, repair and painting of vehicles in an appropriate paint booth, and a facility that performs any repairs to vehicles with a gross vehicle weight over 10,000 pounds.” The proposed use meets the definition the applicant has stated in the justification letter that they will be performing a major auto repair.

The Minimum Special Use Permit Requirements per Town Center Development Standards for this use include:

- a. All repair and service work shall be performed within a completely enclosed building.

The proposed use meets this requirement as the establishment has a service bay to allow the work on vehicles.

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- b. Openings to the service bays shall not face public rights-of-way and shall be designed to minimize the visual intrusion into adjoining properties.

The proposed use meets this requirement as the existing building has a service bay that faces westward. The right of way is located to the south of the subject building.

- c. No used or discarded automotive parts or equipment shall be located or stored in any open area outside of an enclosed building.

The proposed use meets this requirement as the applicant indicated that all work will be done within the enclosed building.

- d. No outside storage of stock, equipment or residual used equipment.

The proposed use meets this requirement. The site and floor plans did not indicate any outside storage of stock, equipment or any other type of equipment.

- e. All disabled vehicles shall be stored in an area which is screened from view from the surrounding properties and adjoining streets.

The disabled vehicles will be stored away from view from the surrounding properties and adjoining streets

- f. Shall not locate within 330 feet of any single-family detached dwelling.

The proposed use meets this requirement, as the subject building is located greater than 330 feet from single-family detached dwelling.

- g. The installation and use of an outside public address or bell system is prohibited.

The proposed use meets this requirement as the applicant has indicated no outside public address or bell system.

The proposed use can be conducted in a manner that is harmonious and compatible with existing surrounding land uses as there are similar uses on the site and all distance separation requirements have been met. Staff recommends approval with conditions. If this Special Use Permit application is denied, only an Auto Repair Garage, Minor is permitted by right in accordance with the Town Center Development Standards Manual.

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FINDINGS (SUP-67951)

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 subject property already contains an Auto Repair Garage, Major on a building addressed at 7350 West Azure Drive. The proposed use can be conducted in a manner that is harmonious and compatible with existing surrounding land uses.

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

The subject site is physically suitable for the type and intensity of land use proposed. The subject site contains adequate parking for this type of use.

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.

Access to this property can be made via Azure Drive, which is adequate in size to meet the requirements of the proposed use.

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 proposed use will be subject to final building permit inspections. An annual review of the Special Use Permit will be conducted to ensure site and business license compliance.

5.The use meets all of the applicable conditions per Title 19.12 and Town Center Development Standards Manual.

The proposed Auto Repair Garage, Major use meets all of the applicable conditions of Title 19.12 and Town Center Development Standards Manual.

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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.

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
04/04/01	The City Council approved a Site Development Plan Review [Z-0076-98(20)] request for two commercial developments totaling 248,000 square feet and Special Use Permits (U-0006-01, U-0007-01, U-0009-01, U-0010-01, U-0012-01, U-0013-01, U-0015-01, U-0016-01, U-0019-01, U-0020-01, U-0022-01 and U-0023-01) for seven Supper Clubs, one Restaurant With Drive-Through, two Gaming Establishment, Restricted License locations, one Restaurant With Service Bar and two requests for the Package Liquor Off-Sale Establishments located approximately 520 feet east of Rancho Drive and U.S 95. The Planning Commission and staff recommended approval on all items.
10/17/12	The City Council approved a request for a Major Modification (MOD-46280) from SX-TC (Suburban Mixed Use Town Center) to GC-TC (General Commercial – Town Center), a Special Use Permit (SUP-46275) for an Auto Paint & Body Repair Shop with a Waiver to allow outside storage of wrecked or disabled vehicles and a Site Development Plan Review (SDR-46278) for a Paint & Body Repair Shop with a Waiver to allow a zero-foot wide landscape along the northern property line where eight-foot is required at 7200 West Azure Drive. The Planning Commission and staff recommended approval.
04/21/15	The Department of Planning administratively approved a Site Development Plan Review (SDR-58544) for a proposed 6,178 square-foot Auto Repair Garage, Major building on a portion of 5.36 acres located 743 feet west of the Tenaya and north of Azure Drive.
09/13/16	A Code Enforcement case (#170570) was processed for dumping oil into secondary bathroom drain and handicapped parking too far from building at 7300 West Azure Drive. The case was closed on 09/19/16.

<i>Most Recent Change of Ownership</i>	
10/31/12	A deed was recorded for a change in ownership.

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Related Building Permits/Business Licenses	
08/04/15	A building permit (#288969) was issued for a service garage building located at 7300 West Azure Drive. The permit was finalized on 03/09/16.
12/07/16	A building permit (#328628) was issued for a tenant improvement at 7300 West Azure Drive, Suite #150. The building permit has yet been finalized.

Pre-Application Meeting	
11/15/16	A pre-application meeting was conducted with the applicant. The applicant was informed that in the GC-TC (General Commercial – Town Center) land use designation allows for an Auto Repair Garage, Major use with a Special Use Permit application approval.

Neighborhood Meeting	
A neighborhood meeting was not required, nor was one held.	

Field Check	
12/05/16	A field check was conducted by staff and observed that the subject suite is currently vacant and the building is well maintained.

Details of Application Request	
Site Area	
Net Acres	5.36

Surrounding Property	Existing Land Use Per Title 19.12	Planned or Special Land Use Designation	Existing Zoning District
Subject Property	Shopping Center	GC (General Commercial – Town Center)	T-C (Town Center)
North	Electric Utility Substation	SX-TC (Suburban Mixed-Use – Town Center)	T-C (Town Center)

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Surrounding Property	Existing Land Use Per Title 19.12	Planned or Special Land Use Designation	Existing Zoning District	Undeveloped
				Auto Parts (Accessory Installation)
East	South		R (Rural Density Residential)	R-E (Residence Estates)
			O (Office)	P-R (Professional Offices and Parking)
West	Undeveloped		GC (General Commercial – Town Center)	T-C (Town Center)

Master Plan Areas	Compliance
Town Center Master Plan	Y
Special Purpose and Overlay Districts	Compliance
T-C (Town Center) District	Y
Other Plans or Special Requirements	Compliance
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

Street Name	Functional Classification of Street(s)	Governing Document	Actual Street Width (Feet)	Compliance with Street Section
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Azure Drive	Loop Road	Town Center Development Standards Manual	94	Y
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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>		
			Regula r	Handi - cappe d	Regula r	Handi - cappe d	
Auto Body Paint and Body Repair Shop	41,564 SF	1:200 SF plus 5 spaces	213				
Auto Repair Garage, Minor	3,104 SF	1:200 SF plus 5 spaces	21				
Proposed Auto Repair Garage, Major	3,017 SF	1:200 SF plus 5 spaces	21				
TOTAL SPACES REQUIRED			255		339		Y
Regular and Handicap Spaces Required			248	7	331	8	Y
Loading Spaces			3		3		Y