



AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: MARCH 12, 2013

DEPARTMENT: PLANNING

ITEM DESCRIPTION: APPLICANT: CUSTOM MOTOR CREATIONS, LLC - OWNER: HUGHES PROPERTY MANAGEMENT III, LLC

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

<i>CASE NUMBER</i>	<i>RECOMMENDATION</i>	<i>REQUIRED FOR APPROVAL</i>
SUP-48174	Staff recommends APPROVAL, subject to conditions:	

**** CONDITIONS ****

SUP-48174 CONDITIONS

Planning

1. Conformance to all Minimum Requirements under Summerlin Development Standards for an Auto Sales, New and/or Used use.
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. No temporary signs such as banners, pennants, inflatable objects, streamers, flags, or other similar attention gaining item or devices shall be displayed upon the subject property or a vehicle displayed for sale in the parking lot of the subject property without the appropriate permits.
6. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

YK

**** STAFF REPORT ****

PROJECT DESCRIPTION

The applicant has applied for a Special Use Permit for an Auto Sales, New and/or Used use in the Employment Center land use area of the Summerlin Master Plan at 10050 Banburry Cross Drive, Suites 157 and 210. One, two-story office building is located on the site that is designed to allow flexible office and warehouse space. The proposed use would take place in suite 157, with the business offices located in suite 210. The project meets all the minimum requirements for such use therefore; staff recommends approval with conditions. If denied, no Auto Sales, New and/or Used use would be allowed on the site.

ISSUES

- An Auto Sales, New and/or Used use is allowed in the Employment Center of Summerlin with an approved Special Use Permit. Staff supports this request.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc</i>	
03/06/02	The City Referral Group approved a Site Development Plan Review via (SV-0002-02) for a 55,000 Square foot Office-Warehouse building on 2.37 acres near the northwest corner of Banburry Cross Drive and Town Center Drive. Staff recommended approval.

<i>Most Recent Change of Ownership</i>	
01/26/05	A deed was recorded for a change in ownership.

<i>Related Building Permits/Business Licenses</i>	
08/00/12	A Building Permit Checklist (#169915) to install commercial sound board and drywall was issued for 10050 Banburry Cross Drive, Suite 157. The permit has not been finalized.
06/06/07	A Building Permit (#91218) for an Occupancy Investigation of storage spaced that is now being occupied was issued for 10050 Banburry Cross Drive, Suite 157.

Staff Report Page Two
March 12, 2013 - Planning Commission Meeting

<i>Related Building Permits/Business Licenses</i>	
03/27/12	A Building Permit (#207673) was issued for the Inspection Management Program of Las Vegas Machine and Fabrication at 10050 Banburry Cross Drive, Suite 210.

<i>Pre-Application Meeting</i>	
01/15/13	Staff met with the applicant and reviewed the requirements of a Special Use Permit for an Auto Sales, New and/or Used use in the Employment Center land use area of Summerlin. The applicant was directed to specify if any manufacturing would take place and if so, to call the area out on the floor plan.

<i>Neighborhood Meeting</i>	
No neighborhood meeting was required, nor was one held.	

<i>Field Check</i>	
01/31/13	Staff visited the site and found a well maintained office building. The building is designed with several roll-up doors for use as a warehouse for some of the tenants.

<i>Details of Application Request</i>	
<i>Site Area</i>	
Net Acres	2.38

<i>Surrounding Property</i>	<i>Existing Land Use Per Summerlin Development Standards</i>	<i>Planned or Special Land Use Designation</i>	<i>Existing Zoning District</i>
Subject Property	Office, General business & Professional	SC (Service Commercial)	P-C (Planned Community) [EC (Employment Center) Summerlin Special Land Use Designation]
	Manufacturing, Light		
	Auto Sales		
North	Office, General business & Professional	SC (Service Commercial)	P-C (Planned Community) [EC (Employment Center) Summerlin Special Land Use Designation]
South	Fire Station	SC (Service Commercial)	P-C (Planned Community) [PF (Public Facilities) Summerlin Special Land Use Designation]

Staff Report Page Three
 March 12, 2013 - Planning Commission Meeting

East	General Merchandise Stores	SC (Service Commercial)	P-C (Planned Community) [EC (Employment Center) Summerlin Special Land Use Designation]
West	Child Care (Commercial)	SC (Service Commercial)	P-C (Planned Community) [EC (Employment Center) Summerlin Special Land Use Designation]

Master Plan Areas	Compliance
Summerlin	Y
Special Purpose and Overlay Districts	Compliance
PD (Planned Development) 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

<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>
Banburry Cross Drive	Secondary Collector	Master Plan of Streets and Highways	80	Y

Pursuant to the Summerlin Development Standards, the following parking standards apply:

Parking Requirement							
<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	
Office, General Business & Professional	22,543 SF	1/300 SF	76				
Manufacturing, Light	27,627 SF	1/1,000 SF	28				
Auto Sales	4,000	1/500 SF	8				
TOTAL SPACES REQUIRED			112		112		Y
Regular and Handicap Spaces Required			107	5	107	5	Y
Loading Spaces	54,170 SF	N/A	1		1		Y

YK

Staff Report Page Four
March 12, 2013 - Planning Commission Meeting

ANALYSIS

The Auto Sales, New and /or Used use is defined respectfully by the Summerlin Development Standards as “A facility that sells new automobiles and a facility that sells used automobiles.” The proposed use meets the definition as stated in the justification letter, “the Applicant is proposing and desires to utilize a portion of the property for the display and sale or leasing of new and/or used motor vehicles, including custom built trikes.”

The Minimum Summerlin Development Standards Special Use Permit Requirements for this use include:

1. The installation and use of an outside public address or bell system is prohibited.
The applicant states in the justification letter that no outside public address or bell system will be installed or used.
2. Any used or discarded automotive parts or equipment located in any open area outside an enclosed building must be screened from view.
The applicant states in the justification letter that all parts and equipment will be located wholly within the enclosed building.
3. All exterior lighting shall be screened or otherwise designed so as not to shine directly onto any adjacent parcel of land.
The applicant states in the justification letter that all exterior lighting will be screened from adjacent parcels.
4. All new and/or used auto sales facilities shall be closed for business between the hours of 10:00 p.m. and 7:00 a.m.
The applicant states in the justification letter that the business will be closed for business between the hours of 10:00 p.m. and 7:00 a.m.

As all minimum requirements of the Summerlin Master Plan for new and used motor sales is being met, staff recommends approval, with conditions.

FINDINGS (SUP-48174)

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 Auto Sales, New and /or Used use can be conducted in a manner that is harmonious with the neighborhood since all minimum requirements for said use are being met.

**Staff Report Page Five
March 12, 2013 - Planning Commission Meeting**

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

The proposed Auto Sales, New and /or Used use will be conducted wholly within an enclosed building and meets the minimum parking requirements established by the Summerlin Development Standards.

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 proposed use has direct access to Banburry Cross Drive, a Secondary Collector Street as designated by the Master Plan of Streets and highways that is adequate to meet the needs of an Auto Sales, New and /or Used 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 Auto Sales, New and /or Used use is not inconsistent with the P-C (Planned Community) General Plan designation for Summerlin.

5. The use meets all of the applicable conditions per the Summerlin Development Standards.

All minimum conditions for an Auto Sales, New and /or Used use under the Summerlin Development Standards are being met.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 10

NOTICES MAILED 575

APPROVALS 0

PROTESTS 0