



AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: AUGUST 14, 2018
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT: QUINCY AUTO SALE, INC. - OWNER:
SUNSTONE RANCHO, LLC

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

CASE NUMBER	RECOMMENDATION	REQUIRED FOR APPROVAL
SUP-73890	Staff recommends DENIAL, if approved subject to conditions:	N/A
SDR-73891	Staff recommends DENIAL, if approved subject to conditions:	SUP-73890

**** NOTIFICATION ****

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 27

NOTICES MAILED 364 - SUP-73890 and SDR-73891

PROTESTS 0 - SUP-73890 and SDR-73891

APPROVALS 0 - SUP-73890 and SDR-73891

**** CONDITIONS ****

SUP-73890 CONDITIONS

Planning

1. Conformance to all Minimum Requirements under LVMC Title 19.12 for a Motor Vehicle Sales (Used) use, unless waived herein.
2. Approval of and conformance to the Conditions of Approval for Site Development Plan Review (SDR-73891) shall be required.
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. A Waiver from Title 19.12 is hereby approved, to allow the minimum site area designated for this use to be 24,394 square feet where 25,000 square feet is, the minimum required.
5. 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.
6. 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.
7. 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.
8. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

SDR-73891 CONDITIONS

Planning

1. Approval of and conformance to the Conditions of Approval for Special Use Permit (SUP-73890) 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, landscape plan, and building elevations, date stamped 08/15/18, except as amended by conditions herein.
4. A Waiver from Title 19.08.040 is hereby approved, to allow the building orientation to not orient to the corner and to the street front where such is required.
5. 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.
6. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
7. 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.
8. 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.
9. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

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Public Works

10. Correct all American's with Disabilities Act (ADA) deficiencies on the sidewalks on Lone Mountain Road adjacent to this site in accordance with code requirements of Title 13.56.040, if any, to the satisfaction of the City Engineer 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.
11. Concurrent with development, this site shall connect to the public sewer in Serene Drive.
12. Landscape and maintain all unimproved rights-of-way adjacent to this site. All landscaping and private improvements 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.
13. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing finished floor elevations and drainage paths for this site prior to submittal of construction plans, the issuance of any building or grading permits or the submittal of a map for this site, whichever may occur first. Provide and improve all drainage ways as recommended.

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**** STAFF REPORT ****

PROJECT DESCRIPTION

The applicant is requesting a Special Use Permit and Site Development Plan Review for a proposed 1,890 square-foot Motor Vehicle Sales (Used) on property located at the northeast corner of Lone Mountain Road and Serene Drive.

ISSUES

- A Motor Vehicle Sales (Used) use is permitted in the C-2 (General Commercial) zoning district with the approval of a Special Use Permit.
- A Waiver is requested for Special Use Permit (SUP-73890) to allow a minimum site area designated for the use at 24,394 square feet, where 25,000 square feet is the minimum required. Staff does not support this request.
- A Site Development Plan Review (SDR-73891) is requested to develop the site for a proposed Motor Vehicle Sales (Used).
- A Waiver is requested of Title 19.08 Development Standards to allow the building orientation to not orient to the corner and to the street front where such is required. Staff does not support this request.

ANALYSIS

The subject property is an undeveloped lot currently zoned C-2 (General Commercial). The applicant is proposing to develop the subject site with a 1,890 square-foot building with a Waiver to not orient the proposed building to the corner where such is required on 0.56 acres at the northeast corner of Lone Mountain Road and Serene Drive. The building as proposed will house a proposed Motor Vehicle Sales (Used) use, which requires the approval of a Special Use Permit. The applicant has requested a Waiver to allow a minimum site area designated for the use at 24,394 square feet where 25,000 square feet.

The Motor Vehicle Sales (Used) use is defined as “A facility or area, other than an auto sales showroom, used primarily for the display and sale or leasing of used automobiles, motorcycles and motor scooters, but excluding mopeds. This use includes service bays and auto body shops which are incidental and accessory to the sales use.”

The Minimum Special Use Permit Requirements for this use include:

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1. The minimum site area designated for this use shall be 25,000 square feet.

The proposed use does not meet this requirement as the lot size of the subject property is 0.56 acres or 24,394 square feet; the applicant has requested a Waiver this requirement.

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

The proposed use meets this requirement as the proposed use will not have outside public address or bell system.

3. All exterior lighting shall be screened or otherwise designed so as not to shine directly onto any adjacent parcel of land.

The proposed use meets this requirement there are no light posts located anywhere on the submitted Site Plan.

4. Accessory automobile rental is permitted.

The applicant will not operate an accessory automobile rental at this location.

- *5. No motor vehicle sales (used) may be located on Rancho Drive, between Vegas Drive and Craig Road.

The proposed use meets this requirement as the subject site is not located within the aforementioned right of way.

The proposed site design complies with all applicable Title 19.08.070 site design requirements, except for the building placement. The proposed 1,890 square-foot building will cover eight percent of the 0.56-acre site, which is well below the 50 percent lot coverage allowed by Title 19.08.080.

The submitted elevations show the proposed building is 15 feet in height measured to the top of the roof. The building elevations indicate the building facades will have stucco finish painted with light and dark earth tones.

The site will provide six total parking spaces, including one van-accessible handicapped parking space, which exceeds the four spaces required by Title 19.12.010 for a 1,890 square-foot Motor Vehicle Sales (Used). The site also provides one trash enclosure which complies with Title 19.08.040(E)(4)(b), Residential Adjacency Standards.

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The submitted landscape plan depicts the on-site landscape with the primary tree species being utilized are the 24-inch box Chitalpa and Desert Willow trees, which are consistent with the Southern Nevada Regional Plan Plant List.

The Las Vegas Valley Water District (LVVWD) has noted that the subject parcel is not served by a municipal water system. However, the site does have a well that is only permitted for domestic use only. The water district recommends that the applicant to provide documentation from the Nevada Division of Water Resources that will allow a commercial usage on domestic well.

Department of Public Works has indicated the Average Daily Traffic (ADT), that this project will add approximately 61 trips per day on Serene Drive, Lone Mountain Road, Rancho Drive and Torrey Pines Drive. Currently, Lone Mountain is at about 40 percent of capacity; Rancho Drive is at about 52 percent of capacity and Torrey Pines Drive is at about 37 percent of capacity. With this proposed development, these capacities are expected to be unchanged. Recent counts are not available for Serene Drive, but it is believed to be under capacity. Based on the Peak Hour use, this development will add into the area approximately 5 additional cars or about one car every 12 minutes.

The applicant is proposing to develop this site with a Motor Vehicles Sale (Used) use. The applicant has requested Waivers to allow a 24,394 square-foot site area for the designated use, and to not orient the proposed building to the corner; it is determined that the proposed use cannot be conducted in a manner that is harmonious and compatible with surrounding uses. Therefore, staff recommends denial of these requests. If these requests are approved, they are subject to conditions.

FINDINGS (SUP-73890)

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 Motor Vehicle Sales (Used) use cannot be conducted in a manner that is harmonious and compatible with existing surrounding land uses, as the proposed use requires a Waiver of the Minimum Special Use Permit Requirement to allow a minimum site area designated for the use at 24,394 square feet where 25,000 square feet is required. Staff does not support this request.

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

The subject site is a corner lot which is 24,394 square feet in size that that is not physically suitable for the intensity of the proposed land use where it requires at least 25,000 square feet.

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.

Primary site access is from Lone Mountain Road, a 100-foot Primary Arterial which provides adequate capacity to serve 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.

Approval of this Special Use Permit will not compromise the public safety and general welfare of the public. The use will be subject building permit review and issuance with inspections to ensure that the public health, safety, and welfare will not be compromised.

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

The proposed use does not meet all of the applicable conditions of Title 19.12 with regards to the minimum site area designated for the use. A Waiver has been requested to allow the minimum site area for the use at 24,394 square feet where 25,000 square feet is required.

FINDINGS (SDR-73891)

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 Motor Vehicle Sales (Used) development is not compatible with adjacent commercial and residential development in the area. The applicant has requested Waivers of the development standards to allow the building orientation to not orient to the corner and to the street front. Staff does not support this request.

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2.The proposed development is consistent with the General Plan, this Title, and other duly-adopted city plans, policies and standards;

The proposed development is consistent with the General Plan and complies with all Title 19 development standards, with the exception of the requested Waiver to not orient the proposed building to the corner. Staff cannot support the requested Waiver.

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

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

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

The project design and style are appropriate for the area and will be harmonious with buildings in the surrounding area. The building elevations indicate the building facades will have combination of stucco finish which will be painted with light and dark earth tones. The primary tree species being utilized are the 24-inch box Chitalpa and Desert Willow trees, which are consistent with the Southern Nevada Regional Plan Plant List.

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 characteristics of the proposed building elevations are not unsightly and are compatible with development in the area. The proposed materials are suitable for the surrounding commercial and residential uses and the desert environment.

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

The proposed commercial development will be subject to building permit review and inspections in order to protect the public health, safety and general welfare.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by Planning, Fire, Bldg., etc.</i>	
05/14/64	The Board of Commissioners approved a request for Annexation (A-0003-64) of the subject site as part of a larger request.
04/02/03	The City Council approved a request to amend a portion of the Centennial Hills Sector Plan and Southwest Sector Map General Plan Amendment (GPA-1363) from: GC (General Commercial), SC (Service Commercial), and DR (Desert Rural Density Residential) to: GC (General Commercial), O (Office), PF (Public Facilities), ML (Medium Low Density Residential), and DR (Desert Rural Density Residential) on property located on both sides of Rancho Drive from Vegas Drive to the northern City Limits at Moccasin Road. The Planning Commission and staff recommended approval.
03/21/16	A Code Enforcement case (#164640) was initiated due to heavy equipment being stored at 4800 Serene Drive. The case was resolved on 05/23/16.
10/09/08	The Planning Commission approved a request for a Site Development Plan Review (SDR-29641) for a proposed two-story; 5,219 square-foot Building Maintenance Service and Sales structure at the northeast corner of Lone Mountain Road and Serene Drive. Staff recommended approval.

<i>Most Recent Change of Ownership</i>	
10/03/14	A deed was recorded for a change in ownership.

<i>Related Building Permits/Business Licenses</i>	
1964	The single family dwelling at 4800 Serene Drive was constructed.
11/22/04	A building permit (#31090) was issued for a demolition of an existing single family dwelling at 4800 Serene Drive.
11/04/08	A building permit (#127524) was issued for a chain link fence for dust control at 4800 Serene Drive. The permit was finalized on 11/18/18.

<i>Pre-Application Meeting</i>	
06/26/18	Staff conducted a pre-application meeting with the applicant to discuss the applications for a Special Use Permit and Site Development Plan Review submittal requirements.

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

Field Check	
08/02/18	A routine field check was conducted by staff and noted the site is surrounded by a block wall along the east property line and chain link fence along the west and south property lines.

Details of Application Request	
Site Area	
Net Acres	0.56

Surrounding Property	Existing Land Use Per Title 19.12	Planned or Special Land Use Designation	Existing Zoning District
Subject Property	Undeveloped	GC (General Commercial)	C-2 (General Commercial)
North	Undeveloped	GC (General Commercial)	C-2 (General Commercial)
South	General Retail Store, Other than Listed	GC (General Commercial)	C-2 (General Commercial)
East	Single Family, Attached	MLA (Medium Low Attached Density Residential)	R-PD10 (Residential Planned Development 10 Units per Acre)
West	Motor Vehicle Sales (Used)	GC (General Commercial)	C-2 (General Commercial)

Master and Neighborhood Plan Areas	Compliance
No Applicable Master Plan Area	N/A
Special Area and Overlay Districts	Compliance
A-O (Airport Overlay) District – 175 Feet	Y
Other Plans or Special Requirements	Compliance
Trails	N/A
Las Vegas Redevelopment Plan Area	N/A
Interlocal Agreement	N/A
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	N/A

DEVELOPMENT STANDARDS

Pursuant to Title 19.08, the following standards apply:

Standard	Required/Allowed	Provided	Compliance
Min. Lot Width	100 Feet	129 Feet	Y
Min. Setbacks			
• Front	10 Feet	114 Feet	Y
• Side	10 Feet	13 Feet	Y
• Corner	10 Feet	79 Feet	Y
• Rear	20 Feet	20 Feet	Y
Max. Building Height	175 Feet	15 Feet	Y
Trash Enclosure	Screened, Gated, w/ a Roof or Trellis	Screened, Gated, w/a Roof	Y
Mech. Equipment	Screened	Screened	Y

Pursuant to Title 19.08, the following standards apply:

Landscaping and Open Space Standards				
Standards	Required		Provided	Compliance
	Ratio	Trees		
Buffer Trees:				
• North	1 Tree / 20 Linear Feet	8 Trees	8 Trees	Y
• South	1 Tree / 20 Linear Feet	8 Trees	8 Trees	Y
• East	1 Tree / 20 Linear Feet	5 Trees	5 Trees	Y
• West	1 Tree / 20 Linear Feet	5 Trees	5 Trees	Y
TOTAL PERIMETER TREES		26 Trees	26 Trees	Y
Parking Area Trees	1 Tree / 6 Uncovered Spaces, plus 1 tree at the end of each row of spaces	2 Trees	2 Trees	Y
LANDSCAPE BUFFER WIDTHS				
Min. Zone Width				
• North	8 Feet		8 Feet	Y
• South	15 Feet		15 Feet	Y
• East	8 Feet		8 Feet	Y
• West	8 Feet		8 Feet	Y
Wall Height	6 to 8 Feet Adjacent to Residential		6 Feet	Y

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Street Name	Functional Classification of Street(s)	Governing Document	Actual Street Width (Feet)	Compliance with Street Section
Lone Mountain Road	Primary Arterial	Planned Streets and Highways Map	100	Y

Pursuant to Title 19.12, the following parking standards apply:

Parking Requirement							
Use	Gross Floor Area or Number of Units	Required			Provided		Compliance
		Parking Ratio	Parking		Parking		
			Regular	Handi-capped	Regular	Handi-capped	
Motor Vehicle Sales (Used)	1,890 SF	1/500 SF	4				
TOTAL SPACES REQUIRED			4		6		Y
Regular and Handicap Spaces Required			3	1	5	1	Y

Waivers		
Requirement	Request	Staff Recommendation
Title 19.08.040(B)(6): Buildings on corner lots to be oriented to the corner and street fronts, with parking and curb cuts away from corners	To allow the proposed building to not be oriented towards the corner or street frontage	Denial
Title 19.12, The minimum site area designated for this use shall be 25,000 square feet.	To allow a minimum site area designated for the use at 24,394 square feet	Denial