



AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: SEPTEMBER 11, 2018

DEPARTMENT: PLANNING

ITEM DESCRIPTION: APPLICANT/OWNER: HOWARD KEYES TRUST

** STAFF RECOMMENDATION(S) **

CASE NUMBER	RECOMMENDATION	REQUIRED FOR APPROVAL
SDR-73335	Staff recommends APPROVAL, subject to conditions:	
SDR-73336	Staff recommends APPROVAL, subject to conditions:	SDR-73335

** NOTIFICATION **

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 29

NOTICES MAILED 125 - SDR-73335 and SDR-73336

PROTESTS 2 - SDR-73335 and SDR-73336

APPROVALS 0 - SDR-73335 and SDR-73336

**** CONDITIONS ****

SDR-73335 CONDITIONS

Planning

1. Approval of and conformance to the Conditions of Approval for Site Development Plan Review (SDR-73336) shall be required, if approved.
2. Site Development Plan Review (SDR-66483) is hereby expunged.
3. This approval shall be void 36 months 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 development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 05/01/18, except as amended by conditions herein.
5. A Waiver of the Town Center Development Standards Manual is hereby approved, to allow parking lot islands to occur in the parking lot areas that front the dealership structures and not in rear parking lot areas designated for inventory storage.
6. A Waiver of the Town Center Development Standards Manual is hereby approved, to not provide 20 percent open space where such is required.
7. A Waiver of the Town Center Development Standards Manual is hereby approved, to allow a parking lot in the front of the proposed building where parking is only allowed on the side or rear of the building.
8. An Exception from the Town Center Development Standards Manual is hereby approved, to allow trash enclosure(s) to not have a roof or trellis structure where such is required.
9. Provide a test drive route to the Department of Planning for review and approval prior to the issuance of a business license for the first dealership on this site.
10. 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.

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11. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
12. The applicant shall coordinate with the City Surveyor and other city staff to determine the most appropriate mapping action necessary for this site, if any. The mapping action shall be completed and recorded prior to the issuance of any building permits for the first development phase.
13. 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. The technical landscape plan shall comply with the Town Center Development Standards Manual for planting materials.
14. A Master Sign Plan shall be approved by the City of Las Vegas prior to the issuance of a Certificate of Occupancy for any building on the site and prior to the issuance of any sign permits.
15. 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.
16. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

17. Where not previously dedicated, dedicate 40 feet of right-of-way adjacent to this site for Grand Montecito Parkway and a right of way taper on Centennial Center Boulevard per Standard Drawing #201.1 as required by the City Traffic Engineer. Additionally, dedicate a 54-foot radius on the southeast corner of Grand Montecito Parkway and Centennial Center Parkway and a bus turnout per Standard Drawing #234.1 on Centennial Center Boulevard prior to the issuance of any permits. Grant a Bus Shelter Pad Easement to the Regional Transportation Commission (RTC), unless the RTC acknowledges in writing that this easement is not required.

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18. Construct all incomplete half-street improvements on Centennial Parkway and Grand Montecito Parkway meeting Town Center Development Standards adjacent to this parcel. Install all appurtenant underground facilities, if any, adjacent to this site needed for the future traffic signal system concurrent with development of this site. Extend all required underground utilities, such as electrical, telephone, etc., located within public rights-of-way, past the boundaries of this site prior to construction of hard surfacing (asphalt or concrete). 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.
19. Contact the City Engineer's Office at 229-6272 to coordinate the development of this project with the City of Las Vegas Capital Projects Management "Traffic Signal at Centennial Parkway and Grand Montecito Parkway" project, the "US95 & CC215 Interchange at Centennial/Sky Point" project, and any other public improvement projects adjacent to this site. Comply with the recommendations of the City Engineer.
20. 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.
21. Landscape and maintain all unimproved rights-of-way, if any, 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.
22. Submit a License Agreement for landscaping and private improvements in the Centennial Center Boulevard and Grand Montecito Parkway 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 License 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 License Agreement. The installation and maintenance of all private improvements in the public right of way shall be the responsibility of the applicant and any successors in interest to the property and assigns pursuant to the terms of the License Agreement. Coordinate all requirements for the License Agreement with the Land Development Section of the Department of Building and Safety (229-4836).

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23. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights of way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. If additional rights of way are not required and Traffic Control devices are or may be proposed at this site outside of the public right of way, all necessary easements for the location and/or access of such devices shall be granted prior to the issuance of permits for this site. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.
24. 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, submittal of any construction drawings or the recordation of a Map subdividing this site, 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.

SDR-73336 CONDITIONS

Planning

1. Approval of and conformance to the Conditions of Approval for Site Development Plan Review (SDR-73335) shall be required, if approved.
2. Site Development Plan Review (SDR-66484) is hereby expunged.

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3. The duration of the interim use shall not exceed 36 months, at which time all temporary improvements shall be removed.
3. All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 05/01/18, except as amended by conditions herein.
4. All required Town Center streetscape improvements shall be completed in the first phase of site construction of the Motor Vehicle Sales establishment.
5. The interim use shall be allowed only on a parcel that is located on and accessed by a Town Center Loop Road or Town Center Frontage Road.
6. Loading and unloading of vehicles shall occur between the hours of 7:00 a.m. and 10:00 p.m.
7. All areas used for the parking or storage of vehicles shall be paved.
8. Chain link fencing with fabric screening where such is not allowed is hereby approved
9. All lighting shall be shielded from adjacent properties.
10. 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.
11. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
12. 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.
13. 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.
14. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

15. Where not previously dedicated, dedicate 40 feet of right-of-way adjacent to this site for Grand Montecito Parkway and a right of way taper on Centennial Center Boulevard per Standard Drawing #201.1 as required by the City Traffic Engineer. Additionally, dedicate a 54-foot radius on the southeast corner of Grand Montecito Parkway and Centennial Center Parkway and a bus turnout per Standard Drawing #234.1 on Centennial Center Boulevard prior to the issuance of any permits. Grant a Bus Shelter Pad Easement to the Regional Transportation Commission (RTC), unless the RTC acknowledges in writing that this easement is not required.
16. Concurrent with the first phase of development on this site, construct 16 feet of temporary paving along north bound Grand Montecito Parkway including the necessary signing and striping modifications to remove the current northbound/southbound lane shifts that exist adjacent to the site. Additionally, construct a temporary asphalt sidewalk on Centennial Center Boulevard adjacent this parcel with the first phase of development for this site. Install all appurtenant underground facilities, if any, adjacent to this site needed for the future traffic signal system 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.
17. Contact the City Engineer's Office at 702-229-6272 to coordinate the development of this project with the City of Las Vegas Capital Projects Management "Traffic Signal at Centennial Parkway and Grand Montecito Parkway" project, the "US95 & CC215 Interchange at Centennial/Sky Pointe" project, and any other public improvement projects adjacent to this site. Comply with the recommendations of the City Engineer.
18. 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.
19. Landscape and maintain all unimproved rights-of-way, if any, 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.

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20. 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, submittal of any construction drawings or the recordation of a Map subdividing this site, 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.

**** STAFF REPORT ****

PROJECT DESCRIPTION

The applicant is proposing to amend a previously approved complex of auto dealerships at the southeast corner of Centennial Center Boulevard and Grand Montecito Parkway. The changes include additional parking spaces for the existing Centennial Toyota dealership and the redesign of future phases of the auto dealership complex. Due to the expansion of the existing automobile dealership, the proposal also includes the relocation of the interim Auto Dealer Inventory Storage lot.

ISSUES

- Motor Vehicle Sales (New) is a conditional use in the GC-TC (General Commercial – Town Center) special plan area. A separate Site Development Plan Review is required for the proposed interim Auto Dealer Inventory Storage use.
- A Waiver of the Town Center Development Standards Manual is requested to allow a reduction in parking lot landscaping where landscaped islands and shade trees are required for every six uncovered non-display parking spaces and at the ends of all parking rows. Staff recommends approval of the Waiver.
- A Waiver of the Town Center Development Standards Manual is requested to allow a 10-foot landscape buffer along the north (front) property line where 15 feet is required. Staff recommends approval of the Waiver.
- A Waiver of the Town Center Development Standards Manual is requested to allow a parking lot in the front of the proposed buildings where parking is only allowed on the side or rear of the building. Staff recommends approval of the Waiver.
- As this site has frontage along two major rights-of-way, offsite improvements will be required along Centennial Center Boulevard and Grand Montecito Parkway concurrent with development of the first phase of construction. Conditions of approval address these requirements.
- As the overall development exceeds 15 acres, a Master Sign Plan is required, which may be approved at a future public hearing.
- As the interim Auto Dealer Inventory Storage approval period is at most 36 months, the approval for the proposed Motor Vehicle Sales (New) establishment is also 36 months. If approved, only SDR-73335 could be extended beyond the 36-month period.
- An exception is requested to not provide the required roof structure on all trash enclosures. Staff supports this request.

- The Town Center 20 percent open space requirement is not met by the first phase of this development. Staff supports a waiver of this requirement.

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- The applicant has proposed to install a chain link fence with fabric to screen the interim Auto Dealer Inventory Storage lot in lieu of a cement masonry unit (CMU) wall. Staff supports this request.

ANALYSIS WITH FINDINGS

Automobile Sales Complex

In October 2016, a Site Development Plan Review (SDR-66483) was approved for a proposed 105,300 square-foot Motor Vehicle Sales (New) development consisting of three separate auto dealerships at the southeast corner of Centennial Center Boulevard and Grand Montecito Parkway. A second Site Development Plan Review (SDR-66484) was subsequently approved on this site for an Interim Auto Dealer Inventory Storage Facility until such time as the primary project could be built. The applicant is now requesting to replace the originally approved plan with a new plan that includes expansion of the existing Centennial Toyota dealership at 6551 Centennial Center Boulevard. Therefore, if approved, all new conditions of approval will be imposed, and a new Interim Auto Dealer Inventory Storage Facility would need to be approved.

The newly designed automobile sales complex includes the existing 78,253 square-foot Centennial Toyota dealership, the proposed 32,000 dealership "A," the proposed 56,000 square-foot dealership "B," and the proposed 32,000 square-foot dealership "C." Dealerships A, B, and C are speculative and do not have a tenant at this time. The proposed interim Auto Dealer Inventory Storage would become part of Dealership "C" when fully constructed. The applicant is requesting a Waiver to not provide a landscape island for every six uncovered parking spaces in both the customer parking and inventory storage areas as the plant materials attract birds which become a nuisance to the vehicle inventory. In addition, the applicant is requesting a Waiver to allow a landscape island at the end of rows provided for customer parking only for the same reason. Staff supports both Waiver requests. Right-of-way improvements will also be completed in phases as the future automobile dealership complex develops. Staff has added recommended Conditions of Approval to ensure improvements are completed as necessary.

In a report prepared by the Department of Public Works, Traffic Division this project will add approximately 3,341 trips per day on Centennial Center Boulevard and Grand Montecito Parkway. Currently, Centennial Center Boulevard is at approximately 33 percent of capacity and Grand Montecito is at approximately 12 percent of capacity. With this project, Centennial Center Boulevard is expected to be at approximately 43 percent of capacity and Grand Montecito Parkway to be at approximately 25 percent of capacity. Based on Peak Hour use, this development will add into the area roughly 292 additional vehicles or about five vehicles every minute.

FINDINGS (SDR-73335)

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 site is located adjacent to the Centennial Centre planned development, which features numerous auto dealerships having similar characteristics to this site, with parking and display areas in front of a showroom and service areas in the rear. The proposed motor vehicle sales development would be located away from existing residential development and is compatible with the adjacent development in this portion of Town Center.

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

This type of development is consistent with uses allowed by the GC-TC (General Commercial – Town Center) special land use designation. However, the first phase of construction does not include offsite improvements as required by the Department of Public Works. Several waivers of Town Center and Title 19 standards are required due to the nature of the proposed use (automobile sales).

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

The driveway for the existing dealership shifts to the west with the proposed expansion of the parking lot. Site access and circulation as proposed for all existing and future automobile dealerships do not negatively impact adjacent roadways.

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

The proposed landscape materials for the expansion of the existing parking lot include the Rio Grande ash tree and Red Yucca shrubbery which are appropriate for the area. Right-of-way landscape materials will have to conform to the Town Center Development Standards Manual. Future plantings will be subject to building permit review to ensure the appropriateness of the materials for Town Center.

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 revised site plan for an automobile dealership complex creates an orderly environment and is harmonious and compatible with the existing development in the area.

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

All phases of development are subject to building permit review, with any subsequent construction subject to regular site inspections to ensure the public health, safety, and general welfare of the public is secure.

Interim Auto Dealer Inventory Storage Facility

As part of the Major Amendment above, the applicant is also proposing a modification to the existing interim auto dealership storage facility. The approval of Site Development Plan Review (SDR-73335) will expand the existing automobile dealership and consequently dislocate the existing inventory storage facility. This proposal includes relocating the existing inventory storage facility and expanding it by 59,521 square feet, for a total of 245,741 square feet. In lieu of a concrete masonry unit (CMU) wall for screening, the applicant is also requesting to use chain link fencing with fabric for screening of the temporary inventory storage facility.

Auto Dealer Inventory Storage is defined by Title 19.18 as “the parking or storage, other than for purposes of display, of new motor vehicles which constitute inventory of a new motor vehicle sales dealership, where such parking or storage is maintained by the dealership either on the same parcel as the dealership or on a separate parcel.” It is the applicant’s intent to use a portion of the subject site for storage of new vehicles that constitute inventory for a new motor vehicle sales dealership on the same site. The use is allowed in Town Center only in conjunction with the Motor Vehicle Sales (New) use for a period not exceeding 36 months from the time of approval. There are no separate conditional use regulations for this interim use apart from the Motor Vehicle Sales (New) use, and no deviations from the regulations for the interim use may be approved through the Special Use Permit process.

This use is a conditional use in the GC-TC (General Commercial – Town Center) special land use designation. Ordinance #6446 adopted 08/19/15 amended the conditional use regulations to include provisions for Auto Dealer Inventory Storage as defined by Title 19.18 as an interim use of a site approved for a Motor Vehicle Sales (New) use. These amended conditions include the following:

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- a. Motor vehicle sales may include an outdoor used car sales lot when operated by a franchised, new car dealer. The used car sales shall be located directly adjacent to the new car sales and service facility and be operated as an incidental use.

The proposed use meets this condition, as used vehicle sales are indicated by the justification letter in conjunction with new vehicle sales. The operator will be a franchised new car dealer (Toyota).

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

The proposed use meets this condition, as no public address or bell system is proposed.

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

The proposed use meets this condition, as all used or discard parts or equipment will be located within enclosed service areas at the rear of the proposed building.

- d. 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 condition, as all lighting will be downward directed so as to not directly shine onto adjacent parcels.

- e. All accessory services shall be performed inside an enclosed structure.

The proposed use meets this condition, as vehicle service and sales take place within the existing sales and service building.

- f. Openings in 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 condition, as service bays are located within an enclosed portion of the building. The opening to the service center faces to the east.

- g. Accessory automobile rental is permitted.

The proposed use meets this condition, as vehicle rental is proposed in conjunction with the new motor vehicle sales dealership.

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- h. The minimum site area shall be 25,000 square feet.

The proposed use meets this condition, as the area of this site is over 15 acres in size.

- i. Parking of vehicles in landscaped areas is prohibited.

The proposed use meets this condition, as vehicles will be parked in designated display areas only.

- j. A site that has been approved for this use, where the use has not yet been exercised, may be utilized for Auto Dealer Inventory Storage as an interim use subject to the conditional use regulations of LVMC Chapter 19.12 and subject to the following additional conditions and limitations:

LVMC Chapter 19.12:

1. All loading and unloading of vehicles shall occur on site.

The proposed interim use meets this condition, as access to the site would be from the adjacent parcel to the east and away from public rights-of-way.

2. Loading and unloading of vehicles shall occur between the hours of 7:00 a.m. and 10:00 p.m.

A condition of approval will specify that loading and unloading of vehicles must also adhere to these hours.

3. All areas used for the parking or storage of vehicles shall be paved.

The proposed use meets this condition, as the inventory storage area will be paved with an asphaltic surface and striped parking stalls.

4. Stored vehicles shall be effectively screened so as not to be visible from adjoining properties or public rights-of-way.

The proposed use meets this condition, as a six-foot tall chain-link fence with fabric screening is proposed for the perimeter of the storage lot.

5. The parcel must be located on a primary or secondary thoroughfare, or on a parcel that is adjacent to and accessed through a parcel located on a primary or secondary thoroughfare.

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The proposed use meets this condition, as the parcel on which the interim storage use is proposed is located on a Town Center Frontage Road (Centennial Center Boulevard), which is classified as a secondary thoroughfare. Access to the interim storage lot is taken from the parcel to the east, which also has access to Centennial Center Boulevard.

6. Lighting shall be shielded from adjacent properties.

A lighting plan was not provided with the submittal. A condition of approval will require lighting to be shielded from adjacent properties.

7. The use shall not occupy or interfere with any parking spaces that are required for the dealership use or any other existing or proposed use for which required parking is or will be provided on the site. For commercial or industrial sites 15 acres or greater in size, the use may occupy up to 50 percent of the parking area that is provided in excess of the parking that is required by this Section for other uses.

The proposed use meets this condition. As required by the Town Center Development Standards Manual, the interim storage use must be removed after 36 months, so the improvements shown on the site plan for the future automobile dealership will apply.

8. The use shall not be located adjacent to any property zoned R-E, R-D, R-1, R-SL or R-CL unless that property has been developed with a nonresidential use.

The proposed use meets this condition, as it is not located adjacent to any property having a Town Center residential zoning designation that is the equivalent of the R-E, R-D, R-1, R-SL or R-CL zoning district designation in the Unified Development Code.

Town Center Development Standards Manual

- i. The interim use must first be processed and approved by means of a separate Site Development Plan Review depicting the interim site improvements.

The proposed interim use meets this condition, as the applicant has submitted for a Site Development Plan Review for both the Motor Vehicle Sales (New) use (SDR-73335) and the Interim use (SDR-73336).

- ii. All required Town Center streetscape improvements shall be completed in the initial phase of site construction.

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The proposed interim use meets this condition. Only the Town Center streetscape improvements spanning the existing dealership (to be expanded) are indicated on the submitted plans. The remainder of improvements along Centennial Center Boulevard and Grand Montecito Parkway must also be completed during successive phases.

- iii. The duration of the interim use shall not exceed 36 months, at which time all temporary improvements are to be removed. No renewal or extension of this time is permitted.

The applicant must agree to this condition as a separate Condition of Approval of SDR-73336.

- iv. The interim use shall be allowed only on a parcel that is located on and accessed by a Town Center Loop Road or Town Center Frontage Road.

The proposed interim use meets this condition, as the site is located on a parcel fronting Centennial Center Boulevard, designated as a Town Center Loop Road by the Town Center Development Standards Manual. Access to the interim lot would be from the adjacent existing auto dealership to the east, which also takes access from Centennial Center Boulevard.

- v. The interim use shall not be located adjacent to any property zoned for single family residential use, unless the property has been developed with a nonresidential use.

The proposed interim use meets this condition, as the property is only adjacent to parcels zoned GC-TC, SC-TC or PF-TC, none of which are for single family residential use.

- vi. The provisions of this Subparagraph (j) are not subject to the Special Use Permit provisions of Section B.3.A.

This condition renders this and the above conditions (i. through vi.) nonwaivable. The interim use cannot be approved if any one of these conditions cannot be met.

The applicant has met the Conditions of Approval set forth by both the Town Center Development Standards Manual and Title 19 for the interim vehicle storage lot and staff is recommending approval of this request.

FINDINGS (SDR-73336)

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 site is located adjacent to several existing automobile dealerships having similar characteristics to this site, with parking and display areas in front of a showroom and service areas in the rear. The proposed interim auto dealer inventory storage lot would be located away from existing residential development and screened from the right-of-way. The proposed interim storage lot adjacent to an existing automobile dealership is compatible with the adjacent development in the area.

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

The proposed interim Auto Dealer Inventory Storage is consistent with the Town Center Development Standards Manual and Title 19 as applicable.

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

Access to the interim vehicle storage area would be from driveways adjacent to the parcel east of the interim lot. Both parcels have access to a Town Center Loop Road (Centennial Center Boulevard). Site Access and circulation do not negatively impact the adjacent roadway.

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

No buildings are proposed for the interim vehicle storage lot. Only asphalt with fencing is proposed, which are both appropriate for an area dominated by automobile land uses.

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;

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No buildings are proposed for the interim vehicle storage lot. The interim storage lot creates an orderly environment for the automobile dealership.

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

Periodic inspections will ensure the welfare of the public is being protected.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
12/07/98	The subject property was rezoned (Z-0076-98) to T-C (Town Center) and planned for General Commercial uses as part of a larger request.
02/08/99	The City Council approved a Master Development Plan Review [Z-0076-98(1)] for a proposed 827,000 square-foot retail development and seven auto dealerships on 158.80 acres at the southwest corner of Centennial Parkway and U.S. 95. Staff recommended approval.
02/08/01	The Planning Commission approved a Site Development Plan Review [Z-0076-98(19)] for a proposed 62,700 square-foot auto dealership (Centennial Toyota) on the west side of Centennial Center Boulevard, approximately 3,000 feet north of Tropical Parkway. Staff recommended approval.
07/16/13	An application for Technical Review of a two-lot Parcel Map (PMP-50339) on 37.33 acres at the southeast corner of Centennial Center Boulevard and Grand Montecito Parkway was submitted. The map was reviewed but withdrawn by the applicant on 03/13/14.
01/14/14	The Planning Commission accepted the applicant's request to Withdraw Without Prejudice a Major Modification (MOD-50901) of the Town Center Land Use Plan to amend the Special Land Use Designation from GC-TC (General Commercial – Town Center) to SX-TC (Suburban Mixed Use – Town Center) on 27.23 acres of a 37.21-acre parcel at the southeast corner of Centennial Center Boulevard and Grand Montecito Parkway. Staff recommended denial.
	The Planning Commission accepted the applicant's request to Withdraw Without Prejudice a Variance (VAR-50904) to allow 63,949 square feet of open space where 237,227 square feet is required on 27.23 acres of a 37.21-acre parcel at the southeast corner of Centennial Center Boulevard and Grand Montecito Parkway. Staff recommended denial.

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
	The Planning Commission accepted the applicant's request to Withdraw Without Prejudice a Special Use Permit (SUP-50906) for Private Streets within Town Center adjacent to the east side of Grand Montecito Parkway, approximately 455 feet south of Centennial Center Boulevard. Staff recommended denial.
	The Planning Commission accepted the applicant's request to Withdraw Without Prejudice a Waiver (WVR-50908) to allow 45-foot wide private streets with four-foot sidewalks in a gated development where Complete Streets Standards require 47-foot wide private streets with five-foot sidewalks on 27.23 acres of a 37.21-acre parcel at the southeast corner of Centennial Center Boulevard and Grand Montecito Parkway. Staff recommended denial.
	The Planning Commission accepted the applicant's request to Withdraw Without Prejudice a Site Development Plan Review (SDR-50909) for a proposed 200-unit single family (Medium-Low) residential development with a Waiver to allow a 10-foot perimeter landscape buffer along the west property line where 15 feet is required on 27.23 acres of a 37.21-acre parcel at the southeast corner of Centennial Center Boulevard and Grand Montecito Parkway. Staff recommended denial.
10/11/16	The Planning Commission approved a request for a Site Development Plan Review (SDR-66483) for a proposed 105,300 square-foot Motor Vehicle Sales (New) Development with Waivers of the Town Center Development Standards to allow reduction in parking lot landscaping, a 10-foot wide landscape buffer along the north property line where 15 feet is required and a parking lot in front of the building where parking is only allowed on the side or rear of buildings on 37.33 acres at the southeast corner of Centennial Center Boulevard and Grand Montecito Parkway. Staff recommended approval.
	The Planning Commission approved a request for a Site Development Plan Review (SDR-66484) for an Interim Auto Dealer Inventory Storage Facility in conjunction with a proposed 105,300 square-foot Motor Vehicle Sales (New) Development on 37.33 acres at the southeast corner of Centennial Center Boulevard and Grand Montecito Parkway. Staff recommended approval.
06/27/17	Department of Planning staff administratively reviewed a Minor Site Development Plan Review (SDR-70839) for a proposed 18,423 square-foot addition to an existing Motor Vehicle Sales (New) development on 8.30 acres at 6551 Centennial Center Boulevard.

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
04/19/18	Department of Planning staff approved a Minor Site Development Plan Review (SDR-72554) for a proposed 25,362 square-foot addition and other site improvements to an existing 52,891 square-foot Motor Vehicle Sales (New) development on 8.30 acres at 6551 Centennial Center Boulevard. The approval for SDR-70839 was expunged and replaced by this approval.
06/12/18	The Planning Commission voted (6-0) to hold SDR-73335 and SDR-73336 [PRJ-73184] in ABEYANCE to the July 10, 2018 Planning Commission meeting.
07/10/18	The Planning Commission voted (7-0) to hold SDR-73335 and SDR-73336 [PRJ-73184] in ABEYANCE to the August 14, 2018 Planning Commission meeting.
08/14/18	The Planning Commission voted (7-0) to hold SDR-73335 and SDR-73336 [PRJ-73184] in ABEYANCE to the September 11, 2018 Planning Commission meeting.

<i>Most Recent Change of Ownership for 125-28-110-004</i>	
06/30/99	A deed was recorded for a change in ownership.
<i>Most Recent Change of Ownership for 125-28-101-008</i>	
01/20/16	A deed was recorded for a change in ownership.

<i>Related Building Permits/Business Licenses</i>	
10/29/01	A building permit (#01019023) was issued for an auto dealership at 6551 Centennial Center Boulevard. A final inspection was completed on 10/07/02.
08/16/02	A business license (A65-00047) was issued for an automobile sales use at 6551 Centennial Center Boulevard. The license is active.
03/14/18	A building permit application (PRC18-00037) was submitted for a showroom and service bay addition and remodel with onsites at 6551 Centennial Center Boulevard. The permit remains in review status and has not been issued as of 05/28/18.
	A building permit application (C18-01013) was submitted for a parking lot, onsites, lighting, and vehicle charging stations at 6551 Centennial Center Boulevard. The permit remains in review status and has not been issued as of 05/28/18.
	A building permit application (C18-01014) was submitted for a service and wash bay addition at 6551 Centennial Center Boulevard. The permit remains in review status and has not been issued as of 05/28/18.
	A building permit application (C18-01015) was submitted for a showroom and service bay remodel at 6551 Centennial Center Boulevard. The permit remains in review status and has not been issued as of 05/28/18.

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Pre-Application Meeting	
04/18/18	Staff conducted a routine pre-application meeting where the submittal requirements for a Site Development plan review for a new car dealership and temporary storage were discussed.

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

Field Check	
05/03/18	During a routine field check staff observed the existing temporary inventory storage lot and the undeveloped lot subject for review of the proposed new automobile dealerships. Nothing of concern was noted by staff.

Details of Application Request	
Site Area	
Gross Acres	45.63

<i>Surrounding Property</i>	<i>Existing Land Use Per TCDSM</i>	<i>Planned or Special Land Use Designation</i>	<i>Existing Zoning District</i>
Subject Property	Undeveloped	GC-TC (General Commercial – Town Center)	T-C (Town Center)
	Motor Vehicle Sales (New)		
North	Clark County 215	Right-of-Way	Right-of-Way
South	Undeveloped	PF-TC (Public Facilities – Town Center)	T-C (Town Center)
	Public or Private School, Secondary		
East	Motor Vehicle Sales (New)	GC-TC (General Commercial – Town Center)	T-C (Town Center)
West	Undeveloped	SC-TC (Service Commercial – Town Center)	T-C (Town Center)
	General Retail Store	GC-TC (General Commercial – Town Center)	
	Restaurant		

<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	Y
<i>Other Plans or Special Requirements</i>	<i>Compliance</i>
Trails (Loop Road)	Y
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 the Town Center Development Standards Manual, the following standards apply:

<i>Standard</i>	<i>Required/Allowed</i>	<i>Provided</i>	<i>Compliance</i>
Min. Lot Size	N/A	1,626,095 SF	N/A
Min. Lot Width	N/A	1,332 Feet	N/A
Min. Setbacks	15 Feet	215 Feet	Y
• Front (Centennial Center Blvd)	10 Feet	177 Feet	Y
• Side	15 Feet	67 Feet	Y
• Corner (Grand Montecito Pkwy)	20 Feet	760 Feet	Y
• Rear			
Max. Lot Coverage	N/A	7.4 %	N/A
Max. Building Height	2 Stories	1 Story	Y
Trash Enclosure	Screened, Gated, w/ a Roof or Trellis	Not indicated	N
Mech. Equipment	Screened	Screened	Y

Street Name	Functional Classification of Street(s)	Governing Document	Actual Street Width (Feet)	Compliance with Street Section
Grand Montecito Parkway	Frontage Road	Town Center Development Standards Manual	38	N*
	Frontage Street	Master Plan of Streets and Highways Map		
Centennial Center Boulevard	Loop Road	Town Center Development Standards Manual	73	N*
	Primary Arterial	Master Plan of Streets and Highways Map		

*Conditions of approval address provision of half-street improvements along these roadways.

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

Streetscape Standards	Required	Provided	Compliance
Centennial Center Boulevard (Loop Road)	5-foot sidewalk	5-foot scored concrete sidewalk	Y
	4-foot amenity zone with 15-foot long hardscape areas every 105 feet and palm trees every 35 feet on center	5-foot amenity zone with 15-foot long hardscape areas every 105 feet and palm trees every 35 feet on center	Y
	Alternating clusters of 2 or 3 Mexican Fan Palms in private landscape buffer (12-25' BTH) every 105 feet	Alternating clusters of 2 or 3 Mexican Fan Palms in private landscape buffer every 105 feet (25' BTH)	Y
	Mexican Fan Palms in median every 35 feet (20' BTH)	Mexican Fan Palms in median every 35 feet (20' BTH)	Y

Streetscape Standards	Required	Provided	Compliance	
		5-foot sidewalk	Not provided	N*
		4-foot amenity zone with Mexican Fan palm trees every 35 feet on center	Not provided	N*

**Right-of-way improvements are deferred and will be done in phases as the site develops. The adjacent right-of-way (approximately 100 feet of Centennial Center Boulevard) will be completed in conjunction with the expansion of the Centennial Toyota parking lot expansion.*

Pursuant to Title 19.08 and 19.12, the following parking standards apply for the existing automobile dealership (Toyota):

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 (New)	78,253 SF	1 space per 500 SF GFA	157				
TOTAL SPACES REQUIRED			157		631		Y
Regular and Handicap Spaces Required			151	6	625	6	Y
Loading Spaces	78,253 SF	4 spaces for 50,000 -100,000 SF GFA	4		4		Y

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Pursuant to Title 19.08 and 19.12, the following parking standards apply for the proposed automobile dealerships A, B, and C:

Parking Requirement							
Use	Gross Floor Area or Number of Units	Required Parking Ratio	Required		Provided		Compliance
			Parking		Parking		
			Regular	Handi-capped	Regular	Handi-capped	
Motor Vehicle Sales (New) "A"	32,000 SF	1 space per 500 SF GFA	64				
Motor Vehicle Sales (New) "B"	56,000 SF	1 space per 500 SF GFA	112				
Motor Vehicle Sales (New) "C"	32,000 SF	1 space per 500 SF GFA	64				
TOTAL SPACES REQUIRED			240		3,907		Y*
Regular and Handicap Spaces Required			233	7	3,857	50	Y*

**These numbers represent the total parking provided, included inventory storage.*

Waivers		
Requirement	Request	Staff Recommendation
TCDS: Landscaped islands and shade trees are required for every six uncovered non-display parking spaces and at the ends of all parking rows.	To provide an alternative landscape plan that includes landscape islands at the end of customer parking rows only and no parking lot islands.	Approval
TCDS (C.2.B.9): a 15-foot landscape buffer shall be provided between the right-of-way and the proposed use.	To allow a 10-foot landscape buffer along the north (front) property line.	Approval
TCDS: Open space of at least 20 percent of the development area shall be required of all projects	To not meet the minimum requirement of 20 percent.	Approval

<i>Waivers</i>		
<i>Requirement</i>	<i>Request</i>	<i>Staff Recommendation</i>
TCDS: Parking facilities shall be located away from the right-of-way on the rear side of the structure they serve. All parking shall locate to the side or rear of buildings and away from the street front.	To allow a parking lot in the front of the proposed building	Approval
<i>Exceptions</i>		
<i>Requirement</i>	<i>Request</i>	<i>Staff Recommendation</i>
TCDS & LVMC: Provide a roof structure for trash receptacles.	To provide no roof structure.	Approval