

City of Las Vegas

AGENDA MEMO - PLANNING

CITY COUNCIL MEETING DATE: NOVEMBER 18, 2020

DEPARTMENT: PLANNING

ITEM DESCRIPTION: APPLICANT: LEXUS OF LAS VEGAS - OWNER: OM REAL ESTATE/LAS VEGAS, LLC

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

CASE NUMBER	RECOMMENDATION	REQUIRED FOR APPROVAL
20-0137-GPA1	Staff recommends APPROVAL.	
20-0137-SDR1	Staff recommends APPROVAL, subject to conditions:	20-0137-GPA1

**** NOTIFICATION ****

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 24

NOTICES MAILED 234 - 20-0137-GPA1 (By City Clerk)
234 - 20-0137-SDR1 (By City Clerk)

PROTESTS 0 - 20-0137-GPA1
0 - 20-0137-SDR1

APPROVALS 0 - 20-0137-GPA1
0 - 20-0137-SDR1

**** CONDITIONS ****

20-0137-SDR1 CONDITIONS

Planning

1. Approval of a General Plan Amendment (20-0137-GPA1) 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 and landscape plan, date stamped 09/17/20 and the building elevations date stamped 08/24/20, except as amended by conditions herein.
4. A Waiver from the Town Center Development Standards Manual is hereby approved, to allow a parking lot in front of the building where required to be located at the side or rear of buildings.
5. A Waiver from LVMC Title 19.08 is hereby approved, to allow a six-foot perimeter landscape buffer along a portion of the north property line where 15 feet is required.
6. A Waiver of the Town Center Development Standards Manual is hereby approved to allow no parking lot screen berms where such is required.
7. A Waiver of the Town Center Development Standards Manual is hereby approved to allow no articulated roofline where such is required.
8. An Exception from LVMC Title 19.08 is hereby approved to allow no landscape materials within the north landscape buffer where such are required.
9. 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.
10. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

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11. 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, which 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.
12. 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.
13. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

14. The sidewalks along Centennial Center Boulevard adjacent to this site shall meet Public Right-of-Way Accessibility Guidelines (PROWAG) in accordance with code requirements of Title 13.56.040 to the satisfaction of the City Engineer concurrent with development of this site. Grant any Pedestrian Access Easement, if any, needed to complete this requirement.
15. Concurrent with development, construct a median island in Centennial Center Boulevard restricting the southern driveway to no left out movements unless otherwise allowed by the City Traffic Engineer.
16. 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.
17. Submit a License Agreement for landscaping and private improvements in public rights-of-way, if any, adjacent to this site 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 adjacent property owner(s) and shall be transferred with the sale of the property for the entire term of the License Agreement. Coordinate all requirements for the License Agreement with the Land Development Section of the Department of Building and Safety (702-229-4836).

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18. Connect to the existing Public Sewer Stub in Centennial Boulevard unless otherwise allowed by the City Engineer.
19. 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 or submittal of any construction drawings, 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.

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**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a Site Development Plan Review request for a proposed 63,930 square-foot Motor Vehicle Sales (New) use located on north side of Centennial Center Boulevard, approximately 1,680 feet west of Azure Drive.

ISSUES

- General Plan Amendment (20-0137-GPA1) is requested to remove a portion of the Town Center Multi-Use Trail alignment. Staff supports the request.
- The Motor Vehicle Sales (New) use is permitted in the GC-TC (General Commercial – Town Center) designation with the approval of an administrative Conditional Use Permit.
- A Waiver of the Town Center Development Standards Manual is requested to permit a parking lot in front of the building where parking is allowed only on the side or rear of buildings. Staff supports this request.
- A Waiver of the Town Center Development Standards Manual is requested to permit no parking lot screen berms where such is required. Staff supports this request.
- A Waiver of Title 19.08 perimeter landscape standards is requested to permit a six-foot perimeter landscape buffer along a portion of the north property line where 15 feet is required. Staff supports the waiver request.
- An Exception is requested to allow no landscape materials within the north landscape buffer. Staff supports the request.
- A Waiver of the Town Center Development Standards Manual is requested to allow no articulated roofline where such is required. Staff supports the request.
- Signage will be reviewed at the time of building permit submission.

ANALYSIS

The subject undeveloped site is zoned T-C (Town Center) with a GC-TC (General Commercial – Town Center) special land use designation. It is subject to Town Center and Title 19 development standards. The applicant proposes to construct a 63,930 square-foot Motor Vehicle Sales (New) use building on the vacant lot. The intended building tenant will be Centennial Subaru. The surrounding area is comprised of commercial uses including several other auto dealerships.

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While the Town Center Development Standards Manual does not offer a definition for the proposed use, Title 19 defines the Motor Vehicle Sales (New) use as, “A facility or area, other than an auto sales showroom, for the display and sale or leasing of new automobiles, trucks, 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.”

Town Center Conditional Use Requirements for the Motor Vehicle Sales (New) use:

- 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.
This requirement is met as the intended building tenant will be operated by a franchised, new car dealer (Subaru).
- b. The installation and use of an outside public address or bell system is prohibited.
This requirement is met as there is no proposal for an outdoor bell system.
- c. No used or discarded automotive parts or equipment shall be located in any open area outside of an enclosed building.
This requirement is met as the proposed building has 44 interior service bays as well as an indoor parts shipping and receiving room where parts will be handled.
- d. All exterior lighting shall be screened or otherwise designed so as not to shine directly onto any adjacent parcel of land.
This requirement is met as the proposed exterior lighting is focused onto the subject property.
- e. All accessory services shall be performed inside an enclosed structure.
This requirement is met as four covered drive aisles lead cars requiring maintenance into the building. All vehicle services are done inside the 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.

This requirement is met as there are two entrances into the 44 bay interior area. Neither are visible from Centennial Center Boulevard. The first is on the northwest side at a lower grade than the I-95 on-ramp. The second (east side) is positioned behind an employee parking ramp and a screening wall. The second level parking ramp is also designed so it is not visible from Centennial Center Boulevard.

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- g. Accessory automobile rental is permitted.
This requirement is met as the automobile rental use has not been requested at this time.
- h. The minimum site area shall be 25,000 square feet.
This requirement is met as the subject lot is approximately 239,144 square feet in size.
- i. Parking of vehicles in landscaped areas is prohibited.
This requirement is met as vehicles are not proposed to be parked in landscaping areas.
- 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.
This requirement is met as Interim Storage is not requested at this time.

The subject site is accessed from Centennial Center Boulevard. The site plan depicts two 24-foot access aisles. Display and inventory parking, which does not count toward the required number of parking spaces is located in front of the building. Customer and service vehicle parking spaces are located along the side property lines and behind the building. Employee parking is provided on the rooftop of the building. A Waiver is requested to allow the display parking area to be located in front of the building. Staff recommends approval, as the parking and building configuration is compatible with the existing commercial development in this area. A total of 181 parking spaces are provided where 120 are required. Including the inventory and display spaces, a total of 447 parking spaces are provided.

The submitted elevation plans depict a two-story building with service bay entrances located at the rear of the building. The Town Center Development Standards Manual calls out specific design standards for the subject area. An articulated roof line or cornice is to be designed as a major feature at or near the top of all building walls. The use of a variety of materials, including brick, stone and imitation stone, on all exterior surfaces is encouraged. The applicant requests a Waiver to allow no articulated roofline. Per the submitted justification letter, in lieu of three dimensional decorative roof treatments the roofline is painted with the signature Subaru blue trimming. The revised roofline standard will not detract from the visual interest of the building. The proposed new standard is paired with second story illuminated “jewel showrooms” which are pop out windows displays. These display cases as a focal point that are more attractive when the roofline is not articulated. Staff supports the request.

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Landscaping waivers are requested regarding a portion of the north landscape buffer width and the requirement of a berm to screen parking lots from the right of way. Per the submitted justification letter, a motor vehicle sales use presents a unique circumstance in that the dealership can ensure an organized presentation by stationing new model cars parked in an orderly position. It is in the dealerships interest to maintain an attractive frontage on the property. The applicant also requests an Exception to allow no landscape materials within the north landscape buffer adjacent to the US 95 right-of-way. This request is due to an underground culvert. Staff supports the requests as they will have minimal impact on the surrounding area.

Within Town Center, a minimum of 20 percent of the gross property area proposed to be developed shall consist of any combination of open space, recreation facilities, multi-purpose trails, pedestrian and bikeway facilities, other common community facilities and landscaped areas in public rights-of-way. This includes open-air courtyards, plazas, open space, patios and gathering places; and public amenities such as fountains, arbors, arcades, cloisters and landscaped corridors, paths or lanes. A combination of such features together with the parking lot landscaping, landscaped areas, buffers and landscaping in setback areas satisfies the 20 percent open space requirement for Town Center. The proposed development adheres to this requirement as 20.8 percent of open space is provided.

Per the City Traffic Engineering Division, this project will add approximately 1,812 trips per day on Centennial Center Boulevard, the US 95 SB ramp and Azure Drive. Currently, Centennial Center Boulevard is at about 47 percent of capacity, the US 95 Southbound ramp is at about 16 percent of capacity and Azure Drive is at about 41 percent of capacity. With this project, Centennial Center Boulevard is expected to be at about 53 percent of capacity, the US 95 Southbound ramp to be at about 21 percent of capacity and Azure Drive to be at about 47 percent of capacity. Based on Peak Hour use, this development will add into the area roughly 145 additional cars, or about five every two minutes.

Per the Las Vegas 2020 Master Plan, amendments to trail alignments may only be considered through a General Plan Amendment. Per the submitted justification letter, the purpose of the General Plan Amendment is to address the Trails Element of the Town Center Master Plan. A multi-use trail is shown adjacent to the site in the exhibit dated 2006. Topographical constraints make this segment of the trail unable to connect to other segments of the trail. City Staff is in agreement that this trail segment is no longer needed. Therefore, staff recommends approval of the request.

Staff finds the requested waivers will have minimal impact on surrounding development and will not detract from the proposed development meeting the overall intent of the Town Center Development Standards. Therefore, staff recommends approval of the requested Site Development Plan Review, subject to conditions.

FINDINGS (20-0137-GPA1)

Section 19.16.030(l) of the Las Vegas Zoning Code requires that the following conditions be met in order to justify a General Plan Amendment:

1. **The density and intensity of the proposed General Plan Amendment is compatible with the existing adjacent land use designations,**

This request does not seek to amend land use designations and therefore this condition does not apply.

2. **The zoning designations allowed by the proposed amendment will be compatible with the existing adjacent land uses or zoning districts,**

This request does not seek to amend land use designations and therefore this condition does not apply.

3. **There are adequate transportation, recreation, utility, and other facilities to accommodate the uses and densities permitted by the proposed General Plan Amendment; and**

This request does not seek to amend land use designations and therefore this condition does not apply.

4. **The proposed amendment conforms to other applicable adopted plans and policies.**

The proposed amendment is consistent with Nevada Revised Statutes and the Las Vegas 2020 Master Plan.

FINDINGS (20-0137-SDR1)

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 development is compatible with the existing commercial development in the surrounding area.

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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 development as proposed requires waivers of parking lot placement, building design and landscaping requirements. The impact of these deviations from Title 19 and the Town Center Development Standards Manual to surrounding development is minimal.

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

Site access is provided by Centennial Center Boulevard, a 90-foot Primary Arterial as classified by the Master Plan of Streets and Highways, and is adequate in size to service the needs of the proposed use.

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

The proposed building and landscape materials are appropriate for this area and compatible with the existing development in the surrounding area.

- 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 building elevations and design of the proposed parking lot 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.**

Development of the site is subject to review prior to issuances of permits and subsequent inspection, thereby safe guarding the public health, safety and welfare.

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BACKGROUND INFORMATION

<i>Related Relevant City Actions by Planning, Fire, Bldg., etc.</i>	
05/03/95	The City Council approved a request for a Zoning Reclassification (Z-0016-95) from N-U (Non-Urban), C-2 (General Commercial), R-E (Residence Estates), and C-2 (General Commercial) under Resolution of Intent to C-V (Civic) to C-1 (Limited Commercial), R-PD7 (Residential Planned Development – 7 Units per Acre), R-PD11 (Residential Planned Development – 11 Units per Acre), and R-PD18 (Residential Planned Development – 18 Units per Acre) for 1,685 single and multi-family dwellings and commercial on property located on the south side of Centennial Parkway and the west side of Rancho Drive. The Planning Commission forwarded this item to the City Council without a recommendation due to the failure to obtain a majority decision for approval or denial.
01/14/99	The Planning Commission approved a request for a Tentative Map (TM-0066-98) on property located on the southwest corner of Centennial Parkway and U.S. 95. Staff recommended approval.
02/08/99	The City Council approved a request for a Site Development Plan Review [Z-0076-98(1)] for a proposed retail development totaling approximately 827,000 square feet and seven proposed automobile dealerships on property located on the southwest corner of Centennial Parkway and U.S. 95. The Planning Commission and staff recommended approval.
10/13/20	<p>The Planning Commission unanimously voted to recommend APPROVAL of the following Land Use Entitlement project requests on 5.49 acres located on the north side of Centennial Center Boulevard, approximately 1,680 feet west of Azure Drive (APN 125-28-510-004), T-C (Town Center) Zone, Ward 6 (Fiore).</p> <p>20-0137-GPA1 - TO REMOVE A PORTION OF THE TOWN CENTER MULTI-USE TRAIL ALIGNMENT.</p> <p>20-0137-SDR1 - FOR A PROPOSED 63,930 SQUARE-FOOT MOTOR VEHICLE SALES (NEW) DEVELOPMENT WITH WAIVERS OF TOWN CENTER DESIGN STANDARDS.</p>

<i>Most Recent Change of Ownership</i>	
06/04/20	A deed was recorded for a change in ownership.

<i>Related Building Permits/Business Licenses</i>	
There are no related building permits/business licenses of note.	

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Pre-Application Meeting	
08/11/20	Staff conducted a pre-application meeting with the applicant where the submittal requirements and deadlines were reviewed for a proposed Site Development Plan Review and General Plan Amendment.

Neighborhood Meeting	
09/28/20	<p>Meeting Attendees: 2 representatives of the applicant 1 representative of the applicant (via Webex) 1 member of the public (in person) 1 City Staff representative</p> <p>Meeting Date: 09/28/20 Meeting Start Time: 5:30pm Meeting End Time: 5:50pm</p> <p>Meeting Overview:</p> <ul style="list-style-type: none"> • Representative gave an overview of the proposed development and explained the request for the General Plan Amendment • Question posed regarding proposed tenant • Question posed regarding requested Waivers • Comment made that the project would be an asset to the other existing businesses in the area • Comment made in favor of the requested landscape Waivers • Member of the public expressed their support of the project

Field Check	
09/03/20	Staff conducted a routine field check and found an undeveloped lot. No issues were noted.

Details of Application Request	
Site Area	
Net Acres	5.49

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<i>Surrounding Property</i>	<i>Existing Land Use Per Title 19.12</i>	<i>Planned or Special Land Use Designation</i>	<i>Existing Zoning District</i>
Subject Property	Undeveloped	GC-TC (General Commercial-Town Center)	T-C (Town Center)
North	US 95 Right-of-Way	US 95 Right-of-Way	US 95 Right-of-Way
South	Shopping Center	GC-TC (General Commercial-Town Center)	T-C (Town Center)
East	Undeveloped	GC-TC (General Commercial-Town Center)	T-C (Town Center)
West	Undeveloped	GC-TC (General Commercial-Town Center)	T-C (Town Center)

<i>Master and Neighborhood Plan Areas</i>	<i>Compliance</i>
Town Center	Y
<i>Special Area and Overlay Districts</i>	<i>Compliance</i>
T-C (Town Center) District	Y
<i>Other Plans or Special Requirements</i>	<i>Compliance</i>
Trails (Town Center Multi-Use Beltway)	Y*
Las Vegas Redevelopment Plan	N/A
Interlocal Agreement	N/A
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	N/A

*The applicant has requested a General Plan Amendment to remove a portion of the Town Center Multi-Use Trail Alignment.

DEVELOPMENT STANDARDS

Pursuant to Title 19.08 and the Town Center Development Standards, the following standards apply:

Standard	Required/Allowed	Provided	Compliance
Min. Setbacks			
• Front	15 Feet	167 Feet	Y
• Side	10 Feet	53 Feet	Y
• Corner	15 Feet	151 Feet	Y
• Rear	20 Feet	57 Feet	Y
Max. Building Height	2 stories	2 stories	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 and the Town Center Development Standards Manual, the following standards apply:

Landscaping and Open Space Standards				
Standards	Required		Provided	Compliance
	Ratio	Trees		
Buffer Trees:				
• North	1 Tree / 30 Linear Feet	18 Trees	0 Trees	N*
• South	1 Tree / 20 Linear Feet	12 Trees	12 Trees	Y
• East	1 Tree / 30 Linear Feet	15 Trees	15 Trees	Y
• West	1 Tree / 30 Linear Feet	12 Trees	12 Trees	Y
TOTAL PERIMETER TREES		57 Trees	39 Trees	N*
Parking Area Trees	1 Tree / 6 Uncovered Spaces, plus 1 tree at the end of each row of spaces	49 Trees	49 Trees	Y
LANDSCAPE BUFFER WIDTHS				
Min. Zone Width				
• North	8 Feet		6 Feet	N**
• South	15 Feet		15 Feet	Y
• East	8 Feet		8 Feet	Y
• West	15 Feet		15 Feet	Y

*An Exception is requested to allow no landscape materials along the north property line adjacent to US 95.

**A Waiver is requested to allow a six-foot landscape buffer along a portion of the north property line.

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Open Space – Town Center					
Total Site Acreage	Required		Provided		Compliance
	Percent	Area	Percent	Area	
239,144 SF	20%	47,828 SF	20.8%	49,822 SF	Y

Street Name	Functional Classification of Street(s)	Governing Document	Actual Street Width (Feet)	Compliance with Street Section
Centennial Center Blvd	Loop Road	Town Center Development Standards Manual	90	Y
	Primary Arterial	Planned Streets and Highways Map		Y

Pursuant to Title 19.08 and 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 (New)	59,649 SF	1 space per 500 SF GFA	120				
TOTAL SPACES REQUIRED			120		181		Y
Regular and Handicap Spaces Required			115	5	175	6	Y

Waivers		
Requirement	Request	Staff Recommendation
Parking lots shall be located on the side or behind the building.	To allow parking in front of the building	Approval
A berm shall be provided to screen parking lots from the right-of-way.	To allow no parking lot screen berm.	Approval
Provide 15-foot landscape buffers adjacent to the right-of-way.	To allow an six-foot landscape buffer along a portion of the north property line.	Approval
Provide an articulated roofline.	To allow no articulated roofline.	Approval

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<i>Exceptions</i>		
<i>Requirement</i>	<i>Request</i>	<i>Staff Recommendation</i>
Provide one 24-inch box tree per 30 linear feet within the north landscape buffer	To allow no landscape materials within the north landscape buffer	Approval
Provide four 5-gallon shrubs required for every required tree	To allow no landscape materials within the north landscape buffer	Approval