

AGENDA MEMO

CITY COUNCIL MEETING DATE: DECEMBER 20, 2006

DEPARTMENT: PLANNING AND DEVELOPMENT

**ITEM DESCRIPTION: SUP-17301 - APPLICANT: MICHAEL LAWSON - OWNER:
SANDCASTLE ENTERPRISES, INC.**

**** CONDITIONS ****

Staff recommends DENIAL. The Planning Commission (6-1/sd vote) recommends APPROVAL, subject to:

Planning and Development

1. There shall be a one-year administrative review.
2. Conformance to all Minimum Requirements under LVMC Title 19.04.050 for Pet Boarding use.
3. Conformance to the Conditions of Approval for Variance (VAR-17299) shall be required.
4. This approval shall be void one year from the date of final approval, unless a business license has been issued to conduct the activity, if required, or upon approval of a final inspection. An Extension of Time may be filed for consideration by the City of Las Vegas.
5. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

**** STAFF REPORT ****

PROJECT DESCRIPTION

The proposed project is a request for a Special Use Permit (SUP-17301) for the operation of a 6,711 square foot pet boarding facility on a 0.79 acre project parcel located at 6565 Smoke Ranch Road. A companion item Variance (VAR-17299) request to reduce required parking shall be considered with this proposal.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
08/05/1987	The City Council approved a Plot Plan Review of an addition to a child care center on the property located at 6565 West Smoke Ranch Road, N-U Zone (under Resolution of Intent to C-1). Staff and the Planning Commission recommended approval.
11/16/06	The Planning Commission recommended approval of companion item VAR-17299 concurrently with this application. The Planning Commission voted 6-1/sd to recommend APPROVAL (PC Agenda Item #34/ja).
<i>Related Building Permits/Business Licenses</i>	
08/15/2006	The business permit for the former child daycare center expired.
<i>Pre-Application Meeting</i>	
09/11/2006	A Pre-Application meeting was held with the applicant. Development Services Current Planning Staff were informed that the proposed use would be an Upscale pet boarding facility that would not include exterior pens, but would potentially utilize existing exterior rear yard areas for training.
<i>Neighborhood Meeting</i>	
A neighborhood meeting is not required for this development type nor was one held.	

<i>Details of Application Request</i>	
<i>Site Area</i>	
Gross Acres	0.79 acres

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Vacant Child Care Facility	Service Commercial	C-1: Limited Commercial
North	Residential	Medium Low Residential	R-CL: Residential Compact Lot
South	Residential and Undeveloped	Medium Low Residential and ROI Undeveloped (Service Commercial) to P-R (Professional Office and Parking)	R-CL (Residential Compact Lot)

East	Residential	Medium Low Attached Residential	R-PD: Residential Planned Development
West	Commercial Office space	Service Commercial	C-1: Limited Commercial

<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Purpose and Overlay Districts			
A-O (Airport Overlay) District	X		Y
Trails		X	Y
Rural Preservation Overlay District		X	Y
Development Impact Notification Assessment		X	Y
Project of Regional Significance		X	Y

DEVELOPMENT STANDARDS

The following Commercial Development Standards from Section 19.08.050 of Title 19 apply to the subject site.

Pursuant to Title 19.10, the following parking standards apply:

Parking Requirement							
<i>Use</i>	<i>Gross Floor Area or Number of Units</i>	<i>Parking Ratio</i>	<i>Required</i>		<i>Provided</i>		<i>Compliance</i>
			<i>Parking</i>		<i>Parking</i>		
			Regular	Handi-capped	Regular	Handi-capped	
Service Commercial	6,712	1 space/250 square feet	25	2	12	1	N
TOTAL			27		13		N
Percent Deviation					50 percent		N

<i>Residential Adjacency Standards</i>	<i>Required/Allowed</i>	<i>Provided</i>	<i>Compliance</i>
Trash Enclosure	50 FEET	125 FEET	Y

ANALYSIS

The proposed project is located within the C-1 (Limited Commercial) Zone, Southwest Sector of the City General Plan. The project site is currently developed with two commercial buildings which previously operated as a Child Daycare Center. The project site includes surface parking to the north of the structures as well as exterior useable lawn areas at the south of the property.

A variance request to reduce parking requirements will be considered concurrently with this special use proposal.

- General Plan

The project site is located within an area designated for Service Commercial (SC) uses in the Southwest Sector of the City Master Plan.

- Zoning

The project is located within the C-1 (Limited Commercial) Zone.

- Site Plan

The project site is currently developed with two existing commercial structures totaling 6,711 square feet. The site is surrounded by existing residential to the north, east, and south; commercial office to west, and undeveloped land to the south.

- Parking

Existing parking on the project includes 13 standard parking spaces. A Variance for required parking will be considered with this Special Use Permit. Title 19 parking standards for pet shelter require 1 space per 250 square feet of gross floor area (27 spaces for the proposed use). As such, the project would result in a parking deficiency of 50 percent.

FINDINGS

In order to approve a Special Use Permit application, per Title 19.18.060 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 pet boarding center would be located adjacent to existing residential uses to the south, east, and north; commercial office to the west, and undeveloped land to the south. As this proposal would be located directly adjacent to residentially protected uses, the pet facility is not considered an appropriate use with existing residential uses as well as future surrounding land uses.

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

Existing parking on the project site would not meet minimum parking standards of Title 19 Commercial Development Standards. As such, the intensity of the proposed use is considered incompatible for the subject site.

3. Street or highway facilities providing access to the property are or will be adequate in size to meet the requirements of the proposed use.

Access to the project site would be made on Smoke Ranch Road which is classified as a 4-lane major thoroughfare. As such, existing streets are capable of accommodating the proposed use.

4. Approval of the Special Use Permit at the site in question will not be inconsistent with or compromise the public health, safety, and welfare or the overall objectives of the General Plan.

The proposed Special Use Permit would allow for establishment of a pet boarding facility adjacent to existing residentially protected uses. Operation of this type of use may result in adverse effects to human health and safety.

5. The use meets all of the applicable conditions per Title 19.04.

The use will meet the conditions for special use requirements as described in Title 19 Section 19.04.050.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 4

ASSEMBLY DISTRICT 37

SENATE DISTRICT 3

NOTICES MAILED 451 by City Clerk

APPROVALS 0

PROTESTS 0