



AGENDA MEMO

CITY COUNCIL MEETING DATE: JULY 11, 2007

DEPARTMENT: PLANNING AND DEVELOPMENT

**ITEM DESCRIPTION: SUP-21645 - APPLICANT: HOME CONSIGNMENT CENTER -
OWNER: CENTENNIAL GATEWAY, LLC.**

**** CONDITIONS ****

The Planning Commission (6-0 vote) and staff recommend APPROVAL, subject to:

Planning and Development

1. 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.
2. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.
3. The Secondhand Dealer operation shall be implemented in accordance to the following conditions as stipulated in Section B.2 of the Town Center Development Standards Manual:
 - a. The use may be operated for consignment sales only.
 - b. This approval is limited to the sale of furniture and accessories, fixtures, tableware, pictures, paintings and fine jewelry.
 - c. Payment to the consignor for consigned merchandise may not be made until after the merchandise has been sold.
 - d. No outdoor displays, sales or storage of merchandise shall be permitted.
 - e. Hours of operation shall be limited to between 8:00 a.m. and 10:00 p.m. unless otherwise specified by City Council.
 - f. The use shall comply with the applicable requirements of LVMC Title 6.

**** STAFF REPORT ****

PROJECT DESCRIPTION

The project is a request for a Special Use Permit to allow Secondhand Sales within an existing commercial center located at 5720 Centennial Center Boulevard, Suite 120. The use will be operated within an existing commercial center subject to Ordinance Bill No. 2007-17, Title 19 and Title 6 of the Municipal Code. Staff recommends approval.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
12/07/98	The City Council approved a Rezoning (Z-0076-98) to TC (Town Center) of a 1,468-acre portion of the Northwest
11/07/01	The City Council approved the Town Center Development Standards Manual through Bill No. 2001-100.
06/12/03	The Planning Commission approved a Tentative Map (TMP-2202) for a Two Lot Commercial Subdivision.
08/06/03	The City Council approved a Special Use Permit (SUP-2209) for outdoor sales in conjunction with a commercial development adjacent to the northeast and northwest corner of Ann Road and Centennial Center Boulevard. The Planning Commission and staff recommended approval.
08/06/03	The City Council approved Special Use Permits for Restaurants with Drive-thru (SUP-2211 and SUP-2212) and Special Use Permits for Supper Clubs (SUP-2214, SUP-2215, SUP-2216, and SUP-2217) adjacent to the northeast and northwest corner of Ann Road and Centennial Center Boulevard. The Planning Commission and staff recommended approval.
08/06/03	The City Council approved a Site Development Plan Review (SDR-2208) for a proposed 397,244 square foot commercial development on 36.5 acres adjacent to the northeast and northwest corner of Ann Road and Centennial Center Boulevard. The Planning Commission and staff recommended approval.
05/16/07	The City Council approved Bill No. 2007-17 amending the Town Center Development Standards Manual with respect to Second Hand Dealer establishments.
06/14/07	The Planning Commission voted 6-0 to recommend APPROVAL (PC Agenda Item #9/ja).
<i>Related Building Permits/Business Licenses</i>	
04/24/07	Certificate of Completion (Permit No. 7001393) issued for secondhand dealer business.
<i>Pre-Application Meeting</i>	
03/28/07	A Pre-Application Meeting was held where Planning staff informed the applicant of the Special Use Permit Requirements.

<i>Neighborhood Meeting</i>	
NA	
<i>Field Check</i>	
05/10/07	A site visit was conducted and the project site is a developed commercial shopping center with the building proposed for the consignment sales use being vacant.

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

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Commercial	Town Center Service Commercial	Town Center
North	Automobile dealership	Town Center Service Commercial	Town Center
South	Partially developed commercial center	Town Center Service Commercial	Town Center
East	US 95 Freeway	State ROW	State ROW
West	Partially developed commercial center and Single	Town Center Service Commercial	Medium Low Density Residential, and Town Center

<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Area Plan			
T-C Town Center District	X		Y
<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Purpose and Overlay Districts			
T-C Town Center District	X		Y
Trails		X	NA
Rural Preservation Overlay District		X	NA
Development Impact Notification Assessment		X	NA
Project of Regional Significance		X	N

The following Commercial Parking requirements pursuant to Title 19.04, apply to the project:

<i>Parking Requirement</i>							
<i>Use</i>	<i>Gross Floor Area or Number of Units</i>	<i>Required</i>		<i>Provided</i>		<i>Compliance</i>	
		<i>Parking Ratio</i>	<i>Parking</i>		<i>Parking</i>		
			Regular	Handi-capped	Regular	Handi-capped	
Commercial Center	345,670 square feet	1 space/250 square feet	1,382	9	1,480	24	Y
TOTAL			1,382		1,480		

ANALYSIS

The proposed secondhand dealer establishment is a permitted use within the SC (Service Commercial) special land use designation within the Town Center Plan area. The proposed use shall be conditioned to limit hours of operation to between 8 a.m. and 10 p.m. and will require full compliance with the minimum use conditions for a Secondhand Dealer business as amended in City Council Bill No. 2007-17. Adequate parking is provided at the project site as the use will be located within an existing developed commercial center which contains 1,480 parking spaces.

FINDINGS

The following findings must be made for a Special Use Permit:

- 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 use can be operated in a manner that will productivity utilize and complement existing retail uses in the Town Center district of the city.

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

The project will be located within an existing retail plaza with associated surface parking.

- 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.**

Vehicular access is provided on Centennial Center Boulevard and provides adequate connectivity and capacity for the proposed project.

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 project will not be detrimental to human health or public safety as regular inspections will be performed to ensure conformance with applicable local and state health regulations.

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

The proposed use will be operated consistent with the Special Use Permit requirements of Title 19.04 and is subject to the Town Center Development Standards Manual - Section B.2 as well.

PLANNING COMMISSION ACTION

The Planning Commission amended condition #3b as shown.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

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ASSEMBLY DISTRICT 13

SENATE DISTRICT 9

NOTICES MAILED 173 by City Clerk

APPROVALS 0

PROTESTS 1