



AGENDA MEMO

PLANNING COMMISSION MEETING DATE: APRIL 24, 2008

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: SUP-27200 - APPLICANT: BDL INVESTMENTS LLC - OWNER: SAHARA FITNESS LTD LLC

**** CONDITIONS ****

STAFF RECOMMENDATION: APPROVAL, subject to:

Planning and Development

1. Conformance to all Minimum Requirements under LVMC Title 19.04.050 for Pawn Shop use.
2. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.
3. 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.
4. The use shall comply with the applicable requirements of Title 6 of the Las Vegas Municipal Code.
5. No outdoor display, sales or storage of any merchandise shall be permitted.
6. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a request for a Special Use Permit to allow a proposed Pawn Shop. The proposed location meets Title 19.04 standards for the Pawn Shop use and no Waivers are required for this use at the proposed location of 7960 West Sahara Avenue Suite #120. As no Waivers or variances are required, staff recommends approval of this application.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
04/27/98	The City Council approved a request for a Rezoning (Z-32-98) from U (Undeveloped) to R/SC (Rural Density Residential and Service Commercial) and a Site Development Plan Review for a 35,000 square foot athletic club, a 5,630 square-foot restaurant, and 8,500 of commercial retail space. The Planning Commission recommended approval, staff recommended denial.
<i>Related Building Permits/Business Licenses</i>	
There are no active business licenses on the subject site	
<i>Pre-Application Meeting</i>	
02/15/08	The requirements for the Special Use Permit application process were discussed, as well the requirement for a development impact notice and assessment (DINA).
<i>Neighborhood Meeting</i>	
A meeting was not required nor was one held	

<i>Field Check</i>	
3/20/08	Subject site is vacant and secured.

<i>Details of Application Request</i>	
<i>Site Area</i>	
Gross Acres	.55

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Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Commercial retail	SC (Service Commercial)	C-1 (Limited Commercial)
North	Athletic Club	SC (Service Commercial)	C-1 (Limited Commercial)
South (Clark County)	Commercial retail	CN (Commercial Neighborhood, Spring Valley)	C-1 (Neighborhood Commercial)
East	Offices	Office/ SC (Service Commercial)	C-1 (Limited Commercial)
West	Retail/Offices	O/ SC (Service Commercial)	C-1 (Limited Commercial)

<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Area Plan		X	N/A
<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Purpose and Overlay Districts		X	N/A
Trails		X	N/A
Rural Preservation Overlay District		X	N/A
Development Impact Notification Assessment		X	N/A
Project of Regional Significance		X	N/A

DEVELOPMENT STANDARDS

<i>Parking Requirement</i>							
<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	
Shopping Center	3,000 SF	1/250 SF	12	1	23	1	
TOTAL (including handicap)			13		24		Yes

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ANALYSIS

This is a request for a Special Use Permit to allow a proposed Pawn Shop. No waivers are required for this use at the proposed location of 7960 West Sahara Avenue, Suite #120. There are two commercial suites, during the field check both appeared to be unoccupied. There is one inactive business license, which was approved for a Finance Company in an office complex directly to the east of the subject site, that business was classified as inactive on 06/11/07 and no other uses which require a Waiver were found.

- **General Plan**

The SC (Service Commercial) category of the Southwest Sector of the General Plan allows low to medium intensity retail, office or other commercial uses that serve primarily local area patrons, and that do not include more intense general commercial characteristics.

- **Zoning**

The site is zoned C-1 (Limited Commercial), which is in conformance with the SC (Service Commercial) land use designation.

- **Use**

Title 19.20.020 defines a Pawn Shop as a facility (other than a bank, saving and loan or mortgage banking company) used for the business of lending money on the security of pledged goods or for the business of the purchase of tangible personal property on condition that it may be redeemed or repurchased by the seller for a fixed price within a fixed period of time.

- **Conditions**

Pursuant to Title 19.04.050 the following conditions must be met for a Pawn Shop:

1. The use shall comply with the applicable requirements of Title 6 of the Las Vegas Municipal Code.
2. No outdoor display, sales or storage of any merchandise shall be permitted.
3. No pawn shop shall be located on either side of Freemont Street or on Las Vegas Boulevard South, between Charleston Boulevard and Sahara Avenue.

The proposed Pawn Shop use will be established in an existing building and will be compatible with the adjacent commercial uses. The proposed use is in conformance with the requirements set forth in Title 19 and is compatible with the commercial are which surrounds the subject site. As this proposed use requires no Waivers or Variances and is located in an appropriate commercial corridor adequately buffered from the surrounding residential areas, staff recommends approval.

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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 Pawn Shop use will be established in an existing building and will be compatible with the adjacent commercial uses. The proposed use is in conformance with the requirements set forth in Title 19.

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

The subject site has adequate parking for the proposed use, and the site meets the Title 19.10 parking standards.

- 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.**

The only access to this site is from Sahara Avenue which is classified as a 120-foot Major Arterial by the Master Plan of Streets and Highways and is more than adequate to meet the demands placed on it by this 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 use is compatible with the SC (Service Commercial) category of the General Plan. The use at the proposed location does not compromise public health, safety or welfare.

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

The use at the proposed location meets all standards for the Pawn Shop use listed in Title 19.04.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

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ASSEMBLY DISTRICT 2

SENATE DISTRICT 8

NOTICES MAILED 98

APPROVALS 0

PROTESTS 10