



AGENDA MEMO

CITY COUNCIL MEETING DATE: AUGUST 5, 2009
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: RQR-35034 REQUIRED REVIEW SPECIAL USE PERMIT
APPLICANT: LAS VEGAS CARRIAGE, LLC - OWNER: BAPTIST MISSION TO ENGLAND

**** CONDITIONS ****

STAFF RECOMMENDATION: APPROVAL

**** STAFF REPORT ****

PROJECT DESCRIPTION

The base location for the Horse Drawn Carriage Rides is within an existing building located at 1060 South Main Street with horse stables in the rear of the facility as previously approved by Special Use Permit (SUP-20184). Operation of the carriage rides is by appointment only, occurs on pre-determined routes, times, and when weather permits. Staff conducted a field inspection of the site and found the carriage rides not in operation due to the excessive heat occurring in Las Vegas in July. There have been no complaints or code enforcement violations cited for the use since the approval of the Special Use Permit (SUP-20184); therefore, staff is recommending approval of this request with no further reviews.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
04/05/07	A Temporary Commercial Permit (TCP-17028) was issued for Horse Carriage operations at 1060 South Main Street from 10/05/06 through 04/05/07.
05/16/07	The City Council approved a request for a Special Use Permit (SUP-20184) for Horse Drawn Carriage Rides at 1060 South Main Street. The Planning Commission recommended approval on 04/12/07.
08/06/08	The City Council approved a request for a Required Review of a previously approved Special Use Permit (SUP-20184) for Horse Drawn Carriage Rides at 1060 South Main Street.
<i>Related Building Permits/Business Licenses</i>	
02/08/07	The Business Licensing Department received four (4) animal examination certificates for the horses of the Horse Drawn Carriage Rides.
09/10/07	The Business Licensing Department received Veterinarian Certificates stating the horses for the carriage rides are acclimated to street noise.
11/02/07	A Business License (H12-00001) was issued for Horse/Carriage Rides at 1060 South Main Street. The license is still active.
<i>Pre-Application Meeting</i>	
A pre-application meeting is not required for this type of application, nor was one held.	
<i>Neighborhood Meeting</i>	
A neighborhood meeting is not required for this type of application, nor was one held.	

<i>Details of Application Request</i>	
<i>Site Area</i>	
Gross Acres	0.28

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Horse/Carriage Rides	C (Commercial)	C-M (Commercial/Industrial)
North	Retail Establishments	C (Commercial)	C-M (Commercial/Industrial)
South	Retail Establishments	C (Commercial)	C-M (Commercial/Industrial)
East	Retail Establishments	C (Commercial)	C-2 (General Commercial)
West	Warehouses	LI/R (Light Industry/Research)	M (Industrial)

<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Area Plan			
Downtown Centennial Plan	X		Y
Las Vegas Redevelopment Plan	X		Y
<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Purpose and Overlay Districts			
A-O (Airport Overlay) District (200 feet)	X		Y
Live/Work Overlay District	X		Y
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

ANALYSIS

This is the second request for a required review for a previously approved Special Use Permit (SUP-20184) for Horse Drawn Carriage Rides located at 1060 South Main Street. The site is the base location for the rides, which are performed by appointment only, along pre-determined routes and at specific times, and operates only during certain times of the year when weather is more conducive for the horses. There have not been any complaints or code enforcement violations cited for the use since the original approval of the Special Use Permit (SUP-20184). Staff conducted a field check of the site and found the carriage rides not in operation and not viewable from the street.

FINDINGS

The use is permitted with a Special Use Permit. The operation of the Horse Drawn Carriage Rides does not negatively affect surrounding businesses, nor has it received any code enforcement violations. Staff is recommending approval of this request with no further reviews.

<u>NEIGHBORHOOD ASSOCIATIONS NOTIFIED</u>	N/A
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<u>ASSEMBLY DISTRICT</u>	N/A
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<u>SENATE DISTRICT</u>	N/A
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<u>NOTICES MAILED</u>	96
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<u>APPROVALS</u>	0
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<u>PROTESTS</u>	0
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