



AGENDA MEMO

CITY COUNCIL MEETING OF: DECEMBER 2, 2009

DEPARTMENT: PLANNING AND DEVELOPMENT

**ITEM DESCRIPTION: SUP-35909 - APPLICANT: SECOND CHANCES BOUTIQUE -
OWNER: TRAILWOOD CENTER, LLC**

**** CONDITIONS ****

The Planning Commission (7-0 vote) and staff recommend APPROVAL, subject to conditions.

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.

**** STAFF REPORT ****

PROJECT DESCRIPTION

This request is for a Special Use Permit for a proposed 1,549 square-foot Thrift Shop use within an existing 12,901 square foot retail/office building at 9691 Trailwood Drive, Suite #101. The applicant has indicated that the project will not alter the square footage of the existing tenant space and will not modify the existing condition of the site. The proposed use is compatible with the surrounding area and meets the minimum Special Use Permit requirements for a Thrift Shop use, set forth by Title 19. Therefore, staff recommends approval of this request. If this application is denied, the proposed thrift shop use cannot be located within the subject tenant space, nor can a business license be obtained for this use at this location.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc and Property Sales</i>	
09/07/00	The Summerlin City Referral Group approved a Site Development Plan Review (SV-0015-00) for a proposed car wash, convenience store, and mini-lube for property located on the southwest corner of Village Center Circle and Trailwood Drive. Staff recommended approval.
10/04/00	City Council approved a Special Use Permit (U-0117-00) for gasoline sales in conjunction with a proposed convenience store at the southwest corner of the intersection of Trailwood Drive and Village Center Circle. Planning Commission and staff recommended approval.
10/04/00	City Council approved a Special Use Permit (U-118-00) for a full service car wash at the southwest corner of the intersection of Trailwood Drive and Village Center Circle. Planning Commission and staff recommended approval.
10/04/00	City Council approved a Special Use Permit (U-0119-00) for the sale of beer and wine for off-premise consumption in conjunction with a proposed 4,005 square foot convenience store on property located at the southwest corner of the intersection of Trailwood Drive and Village Center Circle. Planning Commission and staff recommended approval.
10/04/00	City Council approved a Special Use Permit (U-0120-00) for a proposed 1,966 square foot minor auto repair facility on property located at the southwest corner of the intersection of Trailwood Drive and Village Center Circle. Planning Commission and staff recommended approval.
05/02/01	The Summerlin City Referral Group approved a Site Development Plan Review (SV-0007-01) for a two-story, 58,078 square foot fitness club on property located on the southwest corner of Village Center Circle and Town Center Drive. Staff recommended approval.

06/13/01	The Summerlin City Referral Group approved a Site Development Plan Review (SV-0012-01) for a 17,559 square foot retail center located on the southeast corner of Trailwood Drive and Spring Gate Lane. Staff recommended approval.
11/12/03	The Summerlin City Referral Group approved a Site Development Plan Review (CRG-3292) for a 6,817 square foot Restaurant and Office Space, on property located at 9651 Trailwood Drive. Staff recommended approval.
09/29/04	The Summerlin City Referral Group approved a Site Development Plan Review (CRG-5226) for a 2-story, 43,594 square foot office building, located on Spring Gate Lane at Trailwood Drive. Staff recommended approval.
11/05/09	The Planning Commission voted 7-0 to recommend APPROVAL (PC Agenda Item #24/gk).
<i>Related Building Permits/Business Licenses</i>	
11/17/02	A building permit (#520003) was issued for the shell building at 9691 Trailwood Drive.
04/01/03	A business license (B05-02888) was issued for a Nail Salon (General Personal Service) use at 9691 Trailwood Drive, Suite #104. The license is currently active.
07/07/06	A business license (P05-96544) was issued for a pet grooming use at 9691 Trailwood Drive, Suite #102. The license is currently active.
08/01/07	A business license (R23-00305) was issued for a scuba instructional establishment at 9691 Trailwood Drive, Suite #106. The license was marked out of business on 10/21/08.
11/05/07	A business license (M14-00093) was issued for a women's fitness center at 9691 Trailwood Drive, Suite #107. The license is currently active.
11/28/07	A business license (B08-96959) was issued for a beauty/cosmetics sales use at 9691 Trailwood Drive, Suite #103. The license was marked out of business on 05/29/08.
11/28/07	A business license (B05-96956) was issued for a cosmetology establishment at 9691 Trailwood Drive, Suite #103. The license was marked out of business on 05/29/08.
01/15/08	A business license (M11-96957) was issued for a massage establishment ancillary use at 9691 Trailwood Drive, Suite #103. The license was marked out of business on 05/29/08.
07/16/08	A business license (C07-02990) was issued for a clothing store establishment at 9691 Trailwood Drive, Suite #108. The license was marked out of business on 06/10/09.
<i>Pre-Application Meeting</i>	
03/26/09	The Planning & Development Department met with the applicant and reviewed the requirements for a Special Use Permit application.
<i>Neighborhood Meeting</i>	
A neighborhood meeting was not held, nor was one required.	

Field Check	
09/17/09	Staff conducted a field inspection and noted a well maintained retail/office building.

Details of Application Request	
Site Area	
Net Acres	1.52

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Retail and Office	VC (Village Center)	P-C (Planned Community)
North	Shopping Center	VC (Village Center)	P-C (Planned Community)
South	Post Office and Offices	VC (Village Center)	P-C (Planned Community)
East	Restaurant	VC (Village Center)	P-C (Planned Community)
West	Single Family Residences	SF3 (Single Family Residential)	P-C Planned Community)

Special Districts/Zones	Yes	No	Compliance
Special Area Plan	X		Y
Summerlin	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

DEVELOPMENT STANDARDS

Pursuant to Title 19.10, the following parking standards apply:

Parking Requirement							
Use	Gross Floor Area or Number of Units	Required		Provided		Compliance	
		Parking Ratio	Parking		Parking		
			Regula r	Handi- capped	Regul ar	Handi- capped	
Thrift shop	1,549 SF	1:250	7				
General Retail	2,924 SF	1:175	17				
General Personal Service (Nail Salon)	12 Chairs	2 spaces per chair	24				

Martial Arts Studio	2 Staff Members & 15 students	1 space per staff member & one space per 10 students	4				
General Personal Service (Fitness Center)	1,209 SF	1:250	5				
Sub Total			58	3	59	3	
TOTAL			61		62		Y

ANALYSIS

The applicant is proposing to establish a Thrift shop use within an existing 12,901 square foot retail/office building. The proposed use will locate within an existing 1,549 square foot suite. The applicant is proposing to buy and sell gently used women's clothing and accessories, which is consistent with the Thrift shop use defined in the Summerlin Development Standards. The subject site is capable of accommodating a variety of uses. The addition of a Thrift Shop within this center is compatible with the existing and future land uses, and all on-site parking requirements have been met for the proposed use. Therefore, staff recommends approval.

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 land use is compatible with the VC (Village Center) Summerlin land use designation and is located within an existing retail/office building. The use can be conducted in a manner that is harmonious and compatible with the surrounding uses.

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

The proposed Thrift Shop use will be in conjunction within an existing retail/office building, which is physically suitable for the type and intensity of the land use proposed.

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.”

Site access is provided from Trailwood Drive, a 70-foot Right-of-Way. The street provides adequate access to and from the subject property.

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.”

Approval of this special use permit will not compromise public health, safety, or welfare, as the proposed Thrift Shop use will be subject to regular inspections.

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

There are no applicable conditions per the Summerlin Development Standards for this use.

PLANNING COMMISSION ACTION

The applicant agreed to all conditions at the Planning Commission Meeting.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

7

NOTICES MAILED

318 by City Clerk

APPROVALS

1

PROTESTS

2