



AGENDA MEMO

CITY COUNCIL MEETING DATE: SEPTEMBER 15, 2010

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: APPLICANT/OWNER: DOUGLAS KAYS

** STAFF RECOMMENDATION(S) **

<i>CASE NUMBER</i>	<i>RECOMMENDATION</i>	<i>REQUIRED FOR APPROVAL</i>
EOT-39066	Staff recommends APPROVAL, subject to conditions:	None

** CONDITIONS **

EOT-39066 Conditions

Planning and Development

1. This Special Use Permit (SUP-33755) shall expire on August 5, 2011 unless another Extension of Time is approved by the City Council.
2. Conformance to the conditions of approval of Special Use Permit (SUP-33755) and all other site related actions as required by the Planning and Development Department and Department of Public Works.

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**** STAFF REPORT ****

PROJECT DESCRIPTION

The applicant is requesting an Extension of Time of a previously approved Special Use Permit (SUP-33755) for a proposed Recreational Vehicle Storage Facility with a waiver to allow a six-foot tall screening device where eight (8) feet is required at 1717 South Decatur Boulevard. The subject site is located to the rear of a Swap Meet and has the screening (fencing) already in place. The applicant is requesting an Extension of time to enable them to obtain a business license and secure clients for the intended use. Staff finds no objection in the request and is therefore recommending approval.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc</i>	
12/17/96	The Board of Zoning Adjustment approved a request for a Special Use Permit (U-0143-96) to allow the outdoor storage of automobiles for Friendly Ford on the Fantastic Swap Meet parking lot at 1717 S. Decatur Boulevard.
05/16/01	The City Council approved a request for a Special Use Permit (U-0036-01) for Psychic Arts at 1717 S. Decatur Boulevard. The Planning Commission recommended approval on 04/12/01.
12/17/03	The City Council approved a request for a Special Use Permit (SUP-2859) for a proposed Auto Dealer Inventory Storage at 1717 S. Decatur Boulevard. The Planning Commission recommended approval on 11/20/03.
01/19/05	The City Council approved a request for a Required Review (RQR-5544) of a previously approved Special Use Permit (SUP-2859) for an Auto Dealer Inventory Storage at 1717 S. Decatur Boulevard. The Planning Commission recommended approval on 12/16/04.
04/19/06	The City Council approved a request for a Required Review (RQR-11657) of a previously approved Special Use Permit (SUP-2859) for an Auto Dealer Inventory Storage at 1717 S. Decatur Boulevard. The Planning Commission recommended approval on 03/23/06.
02/07/07	The City Council approved a request for a Review of Condition Number 6 (ROC-18775) of a previously approved Special Use Permit (SUP-2859) to allow the existing use to continue for an additional three (3) years subject to a required review within three years at 1717 S. Decatur Boulevard.

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<i>Related Relevant City Actions by P&D, Fire, Bldg., etc</i>	
09/17/08	The City Council approved a request for a Special Use Permit (SUP-28826) for a proposed Massage Establishment (chair only) with waivers to allow a zero-foot distance separation where 400 feet is required from a protected use and to allow a 312-foot distance separation from another massage establishment where 1,000 feet is required within an existing Swap Meet at 1717 S. Decatur Boulevard. The Planning Commission recommended approval on 08/14/08.
08/05/09	The City Council approved a request for a Special Use Permit (SUP-33755) for a proposed Recreational Vehicle Storage Facility with a waiver to allow a six-foot screening device where eight feet is required at 1717 S. Decatur Boulevard. The Planning Commission recommended denial on 04/23/09.

<i>Related Building Permits/Business Licenses</i>	
06/01/05	A building permit (43903) was issued for 888 feet x 6 feet tall ornamental iron fencing at the rear of the property located at 1717 S. Decatur Boulevard. The permit was finalized on 01/02/09.
11/21/91	A business license (M06-01608) was issued for a Swap Meet at 1717 S. Decatur Boulevard. The license is still active
There are numerous business licenses issued for the vendors within the Swap Meet.	

<i>Pre-Application Meeting</i>
A pre-application meeting was not required, nor was one held.

<i>Neighborhood Meeting</i>
A neighborhood meeting was not required, nor was one held.

<i>Field Check</i>	
08/17/10	Staff conducted a field check of the subject site with the following observations: • The plants and trees in the landscaping area on the north side of the property appeared to be property maintained, though scattered trash was present • Two (2) recreational vehicles are parked within the enclosed area • The ornamental fencing surrounding the area was neat and appeared structurally sound

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<i>Details of Application Request</i>	
<i>Site Area</i>	
Gross Acres	15.16

<i>Surrounding Property</i>	<i>Existing Land Use Per Title 19.04</i>	<i>Planned or Special Land Use Designation</i>	<i>Existing Zoning District</i>
Subject Property	Swap Meet	SC (Service Commercial)	C-1 (Limited Commercial)
North	Offices; Service Station; Apartments	SC (Service Commercial); M (Medium Density Residential)	C-1 (Limited Commercial); R-3 (Medium Density Residential); R-1 (Single Family Residential)
South	Restaurant; Auto Repair Garage; Condominiums	M (Medium Density Residential); GC (General Commercial); PF (Public Facilities)	C-1 (Limited Commercial); C-2 (General Commercial); R-3 (Medium Density Residential)
East	Single Family Dwellings	ML (Medium-Low Density Residential)	R-PD8 (Residential Planned Development- 8 Units Per Acre)
West	Retail; Tavern	SC (Service Commercial); GC (General Commercial)	C-1 (Limited Commercial); C-2 (General Commercial)

<i>Master Plan Areas</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Master Plan Area		X	N/A
<i>Special Purpose and Overlay Districts</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Purpose and Overlay Districts			
A-O (Airport Overlay) District (200 feet)	X		Y
Trails		X	N/A
Rural Preservation Overlay District		X	N/A
Las Vegas Redevelopment Plan Area		X	N/A
Development Impact Notification Assessment		X	N/A
Project of Regional Significance		X	N/A

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ANALYSIS

This is the first request for an Extension of Time of a previously approved Special Use Permit (SUP-33755) for a proposed Recreational Vehicle Storage Facility with a waiver to allow a six-foot tall screening device where eight feet is required at 1717 S. Decatur Boulevard. The subject site is located to the rear of a Swap Meet and has the screening (fencing) already in place. Staff conducted a field check of the site and found two (2) recreational vehicles parked within the enclosed area, though no business license has been issued for the use. The landscaping area to the north is being properly maintained, however there was a bit of scattered trash.

Title 19.18.060 deems a Special Use Permit exercised upon the approval of a business license to conduct the activity.

FINDINGS

The Special Use Permit (SUP-33755) has not met Title 19.18.060 requirements to exercise the entitlement as no business license has been issued for the use. The applicant is requesting an Extension of time to enable them to obtain a business license and secure clients. Staff recommends approval of this request with a one-year time frame. Conformance to the conditions of approval of the Special Use Permit (SUP-33755) shall be required.

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0