



AGENDA MEMO - PLANNING

CITY COUNCIL MEETING DATE: OCTOBER 19, 2011

DEPARTMENT: PLANNING

ITEM DESCRIPTION: APPLICANT: GRACIE-BODIE, INC. – OWNER: IPTV-B-L6-136, LLC

** STAFF RECOMMENDATION(S) **

<i>CASE NUMBER</i>	<i>RECOMMENDATION</i>	<i>REQUIRED FOR APPROVAL</i>
SUP-42604	Staff recommends APPROVAL, subject to conditions:	

** CONDITIONS **

SUP-42604 CONDITIONS

Planning

1. Conformance to all Minimum Requirements under LVMC Title 19.12 for an Animal Hospital, Clinic, or Shelter (With No Outside Pens) use.
2. Conformance to the approved conditions for Rezoning (Z-0008-72).
3. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.
4. Prior to occupancy, all necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.
5. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
6. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

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**** STAFF REPORT ****

PROJECT DESCRIPTION

The applicant is requesting to relocate an existing nonconforming Animal Hospital from a 1,214 square-foot suite to a 2,385 square-foot freestanding building on the same site. These are located within a fully developed 27,612 square-foot shopping center. Since all conditions of Title 19.12 for an Animal Hospital, Clinic, or Shelter (with no outside pens) are being met, staff supports the request with conditions. If denied, the Animal Hospital could not relocate into the expanded freestanding building.

ISSUES

- An Animal Hospital, Clinic, or Shelter (with no outside pens) is allowed in a C-1 (Limited Commercial) district with an approved Special Use Permit.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc</i>	
09/12/96	The Planning Commission approved a Plot Plan and Elevation Review [Z-0008 -70(2)] for a 27,900 square-foot shopping center on the northeast corner of Buffalo Drive and Alta Drive.
09/13/11	The Planning Commission voted (7-0) to recommend APPROVAL (PC Agenda Item 9/yk).

<i>Most Recent Change of Ownership</i>	
10/13/2010	A deed was recorded for a change in ownership.

<i>Related Building Permits/Business Licenses</i>	
08/24/98	A Business License (#080913) for Veterinarian Sales and (#080913) for Veterinarian Clinic were issued for 450 South Buffalo Drive, Suite 118. Both licenses are still active.
11/02/99	A Building Permit (#190080) for a Tenant Improvement was issued for 490 South Buffalo Drive.
12/27/01	A Business License (#101152) for Installment Loans was issued for 490 South Buffalo Drive. The license expired 10/30/08.

<i>Pre-Application Meeting</i>	
07/13/11	Staff reviewed the requirements for a Special Use Permit application. It was noted that the site was parking impaired and that no additional parking would be required.

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<i>Neighborhood Meeting</i>	
No neighborhood meeting was required, nor was one held.	

<i>Field Check</i>	
08/04/11	Staff conducted a field check and found a well maintained commercial shopping center. Half of the suites as well as the free standing building on the site were vacant.

<i>Details of Application Request</i>	
<i>Site Area</i>	
Net Acres	1.71

<i>Surrounding Property</i>	<i>Existing Land Use Per Title 19.12</i>	<i>Planned or Special Land Use Designation</i>	<i>Existing Zoning District</i>
Subject Property	Shopping Center	SC (Service Commercial)	C-1 (Limited Commercial)
North	Single-Family, Detached	L (Low Density Residential)	R-1 (Single Family Residential)
South	General Retail Store, Other Than Listed (Less than 3500 Square Feet)	SC (Service Commercial)	C-1 (Limited Commercial)
	Car Wash, Self-Service		
East	Single-Family, Detached	L (Low Density Residential)	R-1 (Single Family Residential)
West	Single-Family, Detached	ML (Medium Low Density Residential)	R-CL (Single Family Compact-Lot)

<i>Special Purpose and Overlay Districts</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
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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DEVELOPMENT STANDARDS

<i>Street Name</i>	<i>Functional Classification of Street(s)</i>	<i>Governing Document</i>	<i>Actual Street Width (Feet)</i>	<i>Compliance with Street Section</i>
Buffalo Drive	Primary Arterial	Master Plan of Streets and Highways	100	Y
Alta Drive	Secondary Collector	Master Plan of Streets and Highways	80	Y

Pursuant to Title 19.08 and 19.12, the following parking standards apply:

<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	
Shopping Center	27,612 SF	1 space per 250 SF	111				
TOTAL SPACES REQUIRED			111		92		N*
Regular and Handicap Spaces Required			106	5	88	4	N*
Loading Spaces	27,612	2 spaces for 10,000 to 29,999 SF	2		0		N*

*This site has been determined to be parking impaired and no additional parking is required for this proposal.

ANALYSIS

This is a request to relocate a non-conforming Animal Hospital, Clinic, or Shelter (with no outside pens) to another building within the same commercial shopping center and on the same parcel. Since the business will increase more than 50% in gross floor area, a Major Special Use Permit is required for the proposed relocation. No additional parking will be required for this request.

The business has been in operation at this shopping center location for 13 years with no complaints on file. The applicant indicates that all Title 19.12 conditions will be met at all times. Only 15% of the floor area will be used for actual boarding of animals. This is well below the 25% maximum allowed. As all conditions for an Animal Hospital, Clinic, or Shelter (with no outside pens) are being met and the use can be conducted in a harmonious manner with the surrounding businesses, staff recommends approval of the request.

YK

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FINDINGS (SUP-42604)

In order to approve a Special Use Permit application, per Title 19.16.110(L) 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.

Title 19.12 conditions for an Animal Hospital, Clinic, or Shelter (With No Outside Pens) are met. Therefore, 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.

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

The site is physically suitable for the type of 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.

Access is provided via driveways from Buffalo Drive and Alta Drive. These street facilities are adequate in size to meet the requirements of the 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.

This proposed Animal Hospital, Clinic, or Shelter (with no outside pens) use is consistent with and will not compromise the public health, safety, and welfare or the overall objectives of the General Plan.

5. The use meets all of the applicable conditions per Title 19.12.

All conditions for an Animal Hospital, Clinic, or Shelter (with no outside pens) in a C-1 (Limited Commercial) district are being met.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

17

NOTICES MAILED

408 (By City Clerk)

APPROVALS

7

PROTESTS

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