



**AGENDA MEMO**

**PLANNING COMMISSION MEETING DATE: SEPTEMBER 10, 2009**

**DEPARTMENT: PLANNING AND DEVELOPMENT**

**ITEM DESCRIPTION: SUP-35346 - APPLICANT: WYNONA PERDUE - OWNER:  
TONOPAH CRAIG ROAD COMPANY, LP**

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**\*\* CONDITIONS \*\***

**STAFF RECOMMENDATION: APPROVAL**, subject to:

***Planning and Development***

1. Conformance to all Minimum Requirements under LVMC Title 19.04.050 for a Thriftshop use.
2. 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.
3. 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**

This is a request for a Special Use Permit for a proposed Thriftshop in an existing retail space located at 4460 North Rancho Drive. The applicant intends to sell multiple used commodities such as tools, furniture, hardware, electronics, appliances, books, kitchen utensils, jewelry, clothes, antiques, collectables, and knickknacks. The proposed retail space is in good condition, and the proposed use can be conducted in a manner that is harmonious and compatible with surrounding land uses; therefore staff recommends approval for this request.

**BACKGROUND INFORMATION**

| <i><b>Related Relevant City Actions by P&amp;D, Fire, Bldg., etc. and Property Sales</b></i> |                                                                                                                                                                                                                                                                                                                                 |
|----------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 01/18/89                                                                                     | The City Council approved a request for Rezoning (Z-109-88) to amend the Master Plan of the streets and highways to change the alignment of Torrey Pines Drive with its intersection at Rancho Drive.                                                                                                                           |
| 11/01/89                                                                                     | The City Council approved a request for reclassification (Z-102-89) from R-E (Residence Estates) to C-1 (Limited Commercial) proposed use was for an expansion of an approved shopping center located on the east side of Torrey Pines Drive, north of Craig Road. The Planning Commission recommended approval of the request. |
| 12/20/89                                                                                     | The City Council approved a request for reclassification (Z-126-89) of a property located east of Torrey Pines Drive and north of Craig Road, from R-E (Residence Estates) (under Resolution of Intent to R-1), to C-1 (Limited Commercial). The Planning Commission recommended approval of the request.                       |
| 09/11/07                                                                                     | A deed was recorded for change of ownership.                                                                                                                                                                                                                                                                                    |

| <i><b>Related Building Permits/Business Licenses</b></i> |                                                                                                                                               |
|----------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------|
| 10/05/00                                                 | A business license (#T07-00287) was issued for a travel & ticket agency at 4444 North Rancho Drive. The license is still active.              |
| 10/15/97                                                 | A building permit (#97021002) was issued for a shell building at 4460 North Rancho Drive. The permit was expired on 09/26/98.                 |
| 12/29/97                                                 | A building permit (#97025464) was issued for a shell building at 4460 North Rancho Drive. The permit was expired on 09/26/98.                 |
| 01/23/98                                                 | A building permit (#98001407) was issued for a tenant improvement build out at 4460 North Rancho Drive. The permit was completed on 03/24/98. |

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|          |                                                                                                                                                    |
|----------|----------------------------------------------------------------------------------------------------------------------------------------------------|
| 01/23/98 | A building permit (#98001421) was issued for a tenant improvement build out at 4460 North Rancho Drive. The permit was completed on 03/11/98.      |
| 01/27/98 | A building permit (#98001748) was issued for a tenant improvement at 4460 North Rancho Drive. The permit expired on 09/26/98.                      |
| 04/03/98 | A business license (#G04-03442) was issued for gifts and novelties at 4460 North Rancho Drive. The license was marked out of business on 11/10/08. |

***Pre-Application Meeting***

|          |                                                                                                                                                                                                                                                                                                                                 |
|----------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 03/25/09 | A pre-application meeting with the applicant was held where elements of submitting a Special Use Permit for a Thriftshop were discussed. Topics included: <ul style="list-style-type: none"> <li>The submittal of application materials, meeting dates, and deadlines were discussed at the pre-application meeting.</li> </ul> |
|----------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

***Neighborhood Meeting***

A neighborhood meeting was not required, nor was one conducted.

***Field Check***

|          |                                                                              |
|----------|------------------------------------------------------------------------------|
| 08/06/09 | During a routine field check staff observed a well-maintained retail center. |
|----------|------------------------------------------------------------------------------|

***Details of Application Request******Site Area***

|             |      |
|-------------|------|
| Gross Acres | 1.94 |
|-------------|------|

| Surrounding Property | Existing Land Use              | Planned Land Use                              | Existing Zoning                                             |
|----------------------|--------------------------------|-----------------------------------------------|-------------------------------------------------------------|
| Subject Property     | Shopping Center                | SC (Service Commercial)                       | C-1 (Limited Commercial)                                    |
| North                | Single-Family Residences       | L (Low Density Residential)                   | R-1 (Single Family Residential)                             |
| South                | Undeveloped                    | SC (Service Commercial)                       | C-2 (General Commercial)                                    |
| East                 | Single-Family Residences       | MLA (Medium Low Attached Density Residential) | R-PD10 (Residential Planned Development- 10 Units per Acre) |
| West                 | Offices, Shops and Restaurants | SC (Service Commercial)                       | C-2 (General Commercial)                                    |

| <b><i>Special Districts/Zones</i></b>        | <b><i>Yes</i></b> | <b><i>No</i></b> | <b><i>Compliance</i></b> |
|----------------------------------------------|-------------------|------------------|--------------------------|
| <b>Special Area Plan</b>                     | X                 |                  |                          |
| Centennial Hills Sector Plan                 | X                 |                  | Y                        |
| <b><i>Special Districts/Zones</i></b>        | <b><i>Yes</i></b> | <b><i>No</i></b> | <b><i>Compliance</i></b> |
| <b>Special Purpose and Overlay Districts</b> | X                 |                  |                          |
| A-O Airport Overlay District                 | X                 |                  | Y                        |

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|                                                   |   |   |     |
|---------------------------------------------------|---|---|-----|
| <b>Trails</b>                                     | X |   | Y   |
| <b>Rural Preservation Overlay District</b>        |   | X | N/A |
| <b>Development Impact Notification Assessment</b> |   | X | N/A |
| <b>Project of Regional Significance</b>           |   | 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  |              |            |
|                     |                                     |               | Regular | Handi-capped | Regular  | Handi-capped |            |
| Shopping Center     | 318,326 SF                          | 1:250         | 1,251   | 23           | 1,366    | 46           | Y          |
| TOTAL               | 318,326 SF                          |               | 1,274   |              | 1,412    |              |            |

## **ANALYSIS**

This request is for a Special Use Permit for a proposed a Thriftshop use to be located at 4460 North Rancho Drive. Thriftshop means a business operation that deals primarily in secondhand wearing apparel. In the case of this establishment the proposal is to sell consignment or secondhand clothing, tools, furniture, hardware, electronic, appliances, books, kitchen utensils, jewelry, clothes, antiques, collectables, knickknacks and related items. The sale of secondhand goods by this applicant shall be limited to this location. The hours of operation will be 9:00am to 7:00pm seven days a week. There are no minimum separation distance requirements in the zoning code that apply to the proposed Secondhand Dealer use. The use is in compliance with all applicable plans and policies. The proposed Thriftshop meets all Special Use Permit Requirements; therefore, staff recommends approval of this Special Use Permit.

## **FINDINGS**

The following findings must be made for a Special Use Permit:

- 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.**

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The proposed Thriftshop will be located in an existing shopping center. This location is intended to be used for retail and other commercial development, including the proposed Thriftshop. The proposed land use can be conducted in a manner that is harmonious and compatible with existing and future surrounding land uses.

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

The proposed location in an existing shopping center is physically suitable for the type and intensity 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 to this shopping center is provided via Craig Road, a 120-foot Parkway Arterial, and Rancho Drive, a Freeway-Expressway as designated on the City Master Plan of Streets and Highways. These streets provide adequate access for the shopping center, including the proposed Thriftshop.

**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 the public health or general welfare because the proposed use is consistent with the General Plan and will be subject to state and City of Las Vegas business and licensing requirements and will be monitored to ensure public safety and welfare is protected.

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

The proposed Thriftshop use complies with all applicable conditions, per Title 19.04.

**NEIGHBORHOOD ASSOCIATIONS NOTIFIED**

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**ASSEMBLY DISTRICT**      1

**SENATE DISTRICT**      4

**NOTICES MAILED**      366

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**APPROVALS**                      1

**PROTESTS**                        3