



AGENDA MEMO

PLANNING COMMISSION MEETING DATE: FEBRUARY 25, 2010

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: SUP-37152- APPLICANT: RAPID CASH - OWNER: BECKER INVESTMENT COMPANY, L.P.

**** CONDITIONS ****

Staff recommends APPROVAL, subject to conditions:

Planning and Development

1. Conformance to all Minimum Requirements under LVMC Title 19.04.010 for a Jewelry Store Class, III 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. A sign permit shall be obtained for all unpermitted signage from the Department of Building and Safety within 30 days of final approval.
4. 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 application is a request for a Special Use Permit to add a Jewelry Store, Class III use within an existing 2,400 square-foot Auto Title Loan and Financial Institution, Specified at 1532 North Jones Boulevard. The use will allow the option to buy broken or discarded jewelry on the premises. There is no resale of the jewelry; it is not a loan, but a purchase of the jewelry for the gold. Staff recommends approval of this request, as the proposed use meets minimum requirements for a Jewelry Store, Class III, and is compatible with surrounding land uses.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc. and Property Sales</i>	
06/17/70	The Board of City Commissioners approved a request for a Zoning Reclassification (Z-0029-70) from R-3 (Limited Multiple Residence) to C-1 (Service Commercial) by Resolution of Intent on property generally located on the southeast corner of Vegas Drive and Jones Boulevard. The Planning Commission and staff recommended approval.
02/03/71	The Board of City Commissioners approved a request for a Reinstatement and six-month Extension of Time for a Zoning Reclassification (Z-0029-70) from R-3 (Limited Multiple Residence) to C-1 (Service Commercial) by Resolution of Intent on property generally located on the southeast corner of Vegas Drive and Jones Boulevard. The Planning Commission recommended approval.
09/12/73	The Board of City Commissioners approved a request for a Reinstatement and six-month Extension of Time for a Zoning Reclassification (Z-0029-70) from R-3 (Limited Multiple Residence) to C-1 (Service Commercial) by Resolution of Intent on property generally located on the southeast corner of Vegas Drive and Jones Boulevard. The Planning Commission recommended approval.
03/20/74	The Board of City Commissioners approved a request for a six-month Extension of Time for a Zoning Reclassification (Z-0029-70) from R-3 (Limited Multiple Residence) to C-1 (Service Commercial) by Resolution of Intent on property generally located on the southeast corner of Vegas Drive and Jones Boulevard. The Planning Commission recommended approval.
03/22/79	The Board of Zoning Adjustment approved Use Permit (U-0012-79) to allow the retail sale of gasoline on property generally located on the southeast corner of Vegas Drive and Jones Boulevard.

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<i>Related Building Permits/Business Licenses</i>	
08/28/01	A building permit (#01015364) was issued for a Non-Work Certificate of Occupancy for a Convenience Store at 1532 North Jones Avenue. A final inspection was completed on 8/27/01.
03/05/02	A building permit (#02003881) was issued for two wall signs at 1532 North Jones Avenue. No final inspection was completed.
03/07/02	A building permit (#02004103) was issued for Tenant Improvement for a Certificate of Occupancy at 1532 North Jones Avenue. A final inspection was completed on 4/09/02.
04/10/02	A business license (C21-00114) was issued for a Check Cashing Service at 1532 North Jones Boulevard. The license was reclassified on 2/19/09 as a (N02-00023) for a Non-Depository Lender.
02/04/09	A business license (W10-00220) was issued for a Wire Transfer at 1532 North Jones Boulevard. The license is still active.
02/19/09	A business license (N02-00023) was issued for a Non-Depository Lender at 1532 North Jones Boulevard. The license is still active.
<i>Pre-Application Meeting</i>	
12/02/09	A pre-application meeting with the applicant was held where elements of submitting a Special Use Permit for a Jewelry Store, Class III were discussed. The topics included: The submittal of application materials, meeting dates, and deadlines were discussed at the pre-application meeting.
<i>Neighborhood Meeting</i>	
A neighborhood meeting is not required for this application, nor has one been conducted.	
<i>Field Check</i>	
01/21/10	During a routine site inspection staff observed: Unpermitted Banner on the store front.

<i>Details of Application Request</i>	
<i>Site Area</i>	
Gross Acres	0.95

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Auto Title Loan, Financial Institution, Specified, Retail and Office	SC (Service Commercial)	C-1 (Limited Commercial)

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North	Restaurant/ Convenience Store	SC (Service Commercial)	C-1 (Limited Commercial)
South	Townhouses	M (Medium-Density Residential)	R-PD15 (Residential Planned Development – 15 Units per Acre)
East	Townhouses	M (Medium-Density Residential)	R-PD15 (Residential Planned Development – 15 Units per Acre)
West	Restaurant/ Convenience Store	SC (Service Commercial)	C-1 (Limited Commercial)

<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Area Plan		X	N/A
<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Purpose and Overlay Districts			
A-O Airport Overlay District (140 foot)	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:

Ordinance to Title 1916, 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	
Financial Institution, Specified, Auto Title Loan, Jewelry Store, Class III	2,400 SF	1/175 SF	14				
Office, Other Than Listed	1,008 SF	1/300 SF	4				

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General Retail Store, Other Than Listed (Less than 3500 Square Feet)	1,008 SF	1/175 SF	6				
Liquor Establishment (Tavern)	2,017 SF	1/50 SF(1097 sf) 1/200 SF (920 sf)	27				
SubTotal			48	3	49	3	
TOTAL			51		52		Y

ANALYSIS

This is a request for a Special Use Permit for a Jewelry Store, Class III use within an existing Auto Title Loan and a Financial Institution, Specified at 1532 North Jones Boulevard. A Jewelry Store, Class III use is defined by Title 19.20.020 as a “store which buys and sells scrap precious metals for marketing as a commodity in bar form or in other than jewelry form, or which buys and sells precious metal bars and coins that are sold as a commodity rather than for numismatic purposes. This may include operations similar to a new jewelry store.” The proposed use is within the guideline of the permissible use definition. The applicant will buy used jewelry as a way to acquire gold, with no resale of the acquired items to the general public.

The parking requirement for the existing Auto Title Loan and Financial Institution, Specified, is one space per 250 square feet, but the proposed Jewelry Store, Class III use has a more intense parking requirement of one space per 175 square feet. The site can accommodate the more restrictive parking requirements of the proposed Jewelry, Class III use; the use meets all minimum requirements of the Jewelry Store, Class III and is compatible with adjacent development. Therefore, staff recommends approval.

FINDINGS

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

- 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.”**

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The proposed Jewelry Store Class III use can be conducted in a manner that is harmonious and compatible with the uses in the existing shopping center and with the uses on adjacent properties.

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

The subject site is physically suitable for the type and intensity of the proposed use. The existing site can accommodate the more restrictive parking requirements of the proposed Jewelry, Class III use. The proposed use will be operated in conjunction with the existing Auto Title Loan and Financial Institution, Specified business.

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 Vegas Drive and Jones Boulevard, both of which are 80-foot Secondary Collectors, as designated in the Master Plan of Streets and Highways. These streets provide 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 the proposed Special Use Permit will not compromise the public health, safety and general welfare, as the use will be subject to regular inspections for business licensing.

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

The proposed use complies with the Minimum Special Use Permit requirements. There are no distance separation requirements for a Jewelry Store Class III use.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

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NOTICES MAILED 468

APPROVALS 0

PROTESTS 2