



AGENDA MEMO

PLANNING COMMISSION MEETING DATE: MARCH 25, 2010

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: SUP-37327 – APPLICANT/OWNER: HARRISON PROPERTIES, LTD

**** CONDITIONS ****

Staff recommends APPROVAL, subject to conditions:

Planning and Development

1. Conformance to the conditions of approval for Special Use Permit (U-0045-94), except as amended herein.
2. Approval of and conformance to the conditions of approval for Site Development Plan Review (SDR-37326), if approved.
3. Conformance to all minimum requirements under LVMC Title 19.04.010 for a Pawn Shop use.
4. This approval shall be void two years 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.
5. No temporary signage such as banners, pennants, inflatable objects, streamers, flags, or other similar attention gaining items or devices shall be displayed upon the subject property without appropriate permits.
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 subject site consists of an existing 9,019 square-foot Pawn Shop use at 713 South Las Vegas Boulevard. This is a request for a Major Amendment to an approved Special Use Permit (U-0045-94) to expand the existing Pawn Shop use to 14,623 square feet with a 5,604 square-foot addition. The proposed addition will provide employee offices and additional storage. The addition includes 2,976 square feet on the first floor and 2,628 square feet on a new second floor. The proposed addition requires the subject Special Use Permit and the related Site Development Plan Review (SDR-37326), as the use is being expanded by 38%. Title 19.18 Applications and Procedures requires a new Special Use Permit when an existing use is expanded by more than 10%. The proposed expansion of the existing Pawn Shop is appropriate on the subject site and will be regulated by the City of Las Vegas. Therefore, approval of the request is recommended. If denied, the proposed addition would not be permitted and the existing Pawn Shop would remain.

ISSUES

- The existing use is expanding by more than 10%, thereby requiring the subject Special Use Permit.
- Approval of an associated Site Development Plan Review (SDR-37326) for a proposed 5,604 square-foot expansion of an existing 9,019 square-foot commercial building is also required.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc. and Property Sales</i>	
09/21/88	The City Council approved a request for a Special Use Permit (U-0111-88) for a Class III Secondhand Dealership for the buying and selling of used jewelry, precious metals and gems at 713 South Las Vegas Boulevard. The Board of Zoning Adjustment recommended approval on 08/25/88.
02/15/89	The City Council approved a request for a Variance (V-0162-88) to allow a Secondhand Store at 713 South Las Vegas Boulevard. The Board of Zoning Adjustment recommended approval on 01/26/89.
08/16/89	The City Council approved a request for a Special Use Permit (U-0110-89) for a Pawn Shop in conjunction with an existing Secondhand Dealership (Gold and Silver Coin Shop) at 713 South Las Vegas Boulevard. The Board of Zoning Adjustment recommended approval.

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04/20/94	The City Council approved a request for a Special Use Permit (U-0045-94) to allow an expansion of an existing Pawn Shop; and to allow an Auto Pawn dealership on property located at 709-715 South Las Vegas Boulevard. The Board of Zoning Adjustment recommended approval on 03/22/94.
12/05/94	A deed was recorded for a change in ownership.
<i>Related Building Permits/Business Licenses</i>	
05/05/99	A building permit (#99008631) was issued for a sign at 713 South Las Vegas Boulevard. The permit was finalized on 05/13/99.
05/25/00	A building permit (#10182) was issued for exterior wall signs with electric at 713 South Las Vegas Boulevard. The permit was finalized on 06/28/00.
06/02/03	A business license (F03-00039) was issued for pistol/handgun permit sales at 713 South Las Vegas Boulevard. The license is still active.
06/02/03	A business license (P04-00020) was issued for a Pawnbroker at 713 South Las Vegas Boulevard. The license is still active.
06/02/03	A business license (P08-00009) was issued for an Auto Pawnbroker at 713 South Las Vegas Boulevard. The license is still active.
07/07/03	A business license (S25-00011) was issued for a Secondhand Dealer, Class II at 713 South Las Vegas Boulevard. The license is still active.
07/09/08	A business license (M18-04439) was issued for a Management/Marketing Consultant at 713 South Las Vegas Boulevard. The license is still active.
02/10/10	A building permit (#156383) was issued to reroof approximately 9,019 square feet at 713 South Las Vegas Boulevard. The building permit was finalized on 02/16/10.
02/16/10	A building permit (#156692) was approved by staff for interior tenant improvements at 713 South Las Vegas Boulevard. The building permit has not been issued.
<i>Pre-Application Meeting</i>	
01/27/10	A pre-application meeting was held on the indicated date. The following items were discussed at the meeting: • A Site Development Plan Review application is required, as the existing building will be expanding by over 5,000 square feet. The requirements for a Site Development Plan Review were discussed. • A Special Use Permit application is required, as the existing use is being expanded. The requirements for a Special Use Permit were discussed. • A mapping action will be required to eliminate the property line that currently divides the existing building.
<i>Neighborhood Meeting</i>	
A neighborhood meeting was not required, nor was one held.	
<i>Field Check</i>	
02/18/10	Staff conducted a field check on the indicated date. The following items were noted. • A well maintained commercial lot free of trash and debris.

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<i>Details of Application Request</i>	
<i>Site Area</i>	
Net Acres	0.32

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Pawn Shop	MXU (Mixed Use)	C-2 (General Commercial)
North	Parking Lot	C (Commercial)	C-2 (General Commercial)
South	Repair Service, Bailbond Service, Tattoo Parlor	MXU (Mixed Use)	C-2 (General Commercial)
East	Office, Other than Listed	MXU (Mixed Use)	C-1 (Limited Commercial)
	Parking Lot	C (Commercial)	C-1 (Limited Commercial)
West	Parking Lot, Office (Government Facility)	PF (Public Facility)	C-2 (General Commercial)

<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Area Plan	X		Y
Downtown Centennial Plan	X		N
Las Vegas Redevelopment Plan	X		Y
<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Purpose and Overlay Districts	X		Y
Downtown Centennial Plan Overlay District (Las Vegas Boulevard)	X		N
Live/Work Overlay District	X		Y
Las Vegas Boulevard Scenic Byway Overlay District	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

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DEVELOPMENT STANDARDS

<i>Parking Requirement - Downtown</i>							
<i>Use</i>	<i>Gross Floor Area or Number of Units</i>	<i>Base Parking Requirement</i>		<i>Provided</i>		<i>Compliance</i>	
		<i>Parking Ratio</i>	<i>Parking</i>		<i>Parking</i>		
			Regular	Handi-capped	Regular	Handi-capped	
Pawn Shop	14,971 SF	1:250	56	3	34	1	
TOTAL			59		35		Y

Projects located within the Las Vegas Downtown Centennial Plan area are not subject to the automatic application of parking requirements. However, the above table should be used to illustrate the requirements of an analogous project in another location in the City. The analysis should take a number of factors into consideration when discussing parking availability, including pedestrian access, nearby parking structures, on-street parking, etc.

ANALYSIS

This is a request for a Major Amendment to an approved Special Use Permit (U-0045-94) for a 5,604 square-foot expansion of an existing Pawn Shop. The applicant has indicated that the proposed 5,604 square-foot expansion will provide additional storage and office space for the existing Pawn Shop and will not affect the existing sales floor area. The subject site is located within the Downtown Centennial Plan area and is not subject to the automatic application of parking requirements. However, the applicant has agreed to submit a parking agreement outlining the terms and conditions of the proposed off-site parking; therefore the parking for the site is adequate. The addition of the proposed 5,604 square-foot expansion of an existing Pawn Shop is compatible with the existing and future land uses. 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."**

The Pawn Shop use can continue to operate in a harmonious and compatible fashion with the existing surrounding land uses.

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

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The Pawn Shop use will continue to be appropriate on the subject C-2 (General Commercial) zoning designation and is consistent with other uses in the area.

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.”

Principal access to the site is provided from Las Vegas Boulevard, a (100-foot wide) Primary Arterial as indicated on the Master Plan of Streets and Highways. Las Vegas Boulevard has sufficient capacity to accommodate the proposed expansion of the 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.”

Approval of the Special Use Permit is consistent with the General Plan, and will not compromise the public health, safety, or welfare.

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

The existing Pawn Shop use meets all applicable requirements as set forth pursuant to Title 19.04 and the Downtown Centennial Plan requirements, as conditioned.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

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