

**AGENDA MEMO****PLANNING COMMISSION MEETING DATE: APRIL 22, 2010****DEPARTMENT: PLANNING AND DEVELOPMENT****ITEM DESCRIPTION: APPLICANT: CHECK CITY - OWNER: FREMONT WEST, LLC**

**** STAFF RECOMMENDATION(S) ****

<i>CASE NUMBER</i>	<i>RECOMMENDATION</i>	<i>REQUIRED FOR APPROVAL</i>
SUP-37618	Staff recommends APPROVAL, subject to conditions:	



AGENDA MEMO

PLANNING COMMISSION MEETING DATE: APRIL 22, 2010

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: APPLICANT: CHECK CITY - OWNER: FREMONT WEST, LLC

**** CONDITIONS ****

SUP-37618 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, 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.

Staff Report Page One
April 22, 2010 - Planning Commission Meeting

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a request for a Special Use Permit to add a Jewelry Store, Class III use within an existing 2,000 square-foot Auto Title Establishment at 6378 West Lake Mead Boulevard. The use will allow the option to buy broken or discarded gold jewelry on premise. There is no resale of the jewelry; it is not a loan, but a purchase of the jewelry for gold. Staff recommends approval of this request as the proposed use meets all minimum Special Use Permit requirements, and can be conducted in a manner that is compatible with the surrounding uses. If denied, the existing Auto Title Loan would remain as it is.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc</i>	
12/03/75	The City Council approved a request for Reclassification of Property (Z-0049-75) from R-E (Residence Estates) to R-1 (Single Family Residential), R-PD8 (Residential Planned Development/ 8 du/ac), R-PD9 (Residential Planned Development - 9 Units Per Acre), R-3 (Medium Density Residential) C-1 (Limited Commercial) of the property generally bounded by Jones Boulevard on the east, Smoke Ranch Road on the north, Lake Mead Boulevard on the south, and Torrey Pines Drive on the west. The Planning Commission recommended approval.
04/26/90	The Board of Zoning Adjustment approved a request for a Variance (V-0035-90) to allow 97 parking spaces in a shopping center where the proposed uses require 106 parking spaces, on the property located on the northeast corner of Lake Mead Boulevard and Torrey Pines Drive. Planning staff recommended denial.

<i>Most Recent Change of Ownership</i>	
07/10/89	A deed was recorded for a change in ownership.

<i>Related Building Permits/Business Licenses</i>	
03/19/91	A building permit (#91110906) was issued for a shell building at 6370 West Lake Mead Boulevard. The project was completed on 10/01/91.
08/27/91	A building permit (#91117879) was issued for a Tenant Improvement for an Office Other than listed at 6378 West Lake Mead Boulevard. The project was completed on 08/28/91.

Staff Report Page Two
April 22, 2010 - Planning Commission Meeting

07/13/99	A building permit (#99013543) was issued for a Financial Institution, Specified at 6378 West Lake Mead Boulevard. The project was completed on 09/17/99.
09/21/99	A business license (C21-00051) was issued for a Check Cashing Service at 6378 West Lake Mead Boulevard. The license has been reclassified to N02-00107 and marked out as of 08/05/09.
04/17/09	A business license (W10-00280) was issued for Wire Transfer Service at 6378 West Lake Mead Boulevard. The license is still active.
09/10/09	A business license (N02-00107) was issued for a Non-Depository Lender at 6378 West Lake Mead Boulevard. The license is still active.

Pre-Application Meeting

02/25/10	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. • Revision to site plan indicating the size of the building, addition of parking requirements. • Revise address to 6378 West Lake Mead Boulevard.
----------	--

Neighborhood Meeting

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

Field Check

03/18/10	During a routine site inspection performed by staff, the subject property was noted as a well maintained commercial development.
----------	--

Details of Application Request

Site Area

Net Acres	1.37
-----------	------

<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	Shopping Center	SC (Service Commercial)	C-1 (Limited Commercial)
North	Apartments	M (Medium Density Residential)	R-3 (Medium Density Residential)

Staff Report Page Three
April 22, 2010 - Planning Commission Meeting

South	General Retail	SC (Service Commercial)	C-1 (Limited Commercial)
East	Apartments	M (Medium Density Residential)	R-3 (Medium Density Residential)
West	Convenience Store/Service Station	SC (Service Commercial)	C-1 (Limited Commercial)

Master Plan Areas	Yes	No	Compliance
Master Plan Area		X	N/A
Special Purpose and Overlay Districts	Yes	No	Compliance
Special Purpose and Overlay Districts			
A-O (Airport Overlay) District	X		Y
Trails	X		Y
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

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	
Jewelry Store, Class III	2,000 SF	1:175 SF	12				
Convenience Store	3,060 SF	1:250 SF*	13				
Restaurant	67 SF waiting area 933 SF remaining	1:50 SF 1:200 SF	5 2				
Tavern	2,940 SF public area 1,100 SF remaining	1:50SF 1:200 SF	59 6				
TOTAL SPACES REQUIRED			97		99		
TOTAL (With Handicapped)			93	4	96	3	

**The parking ratio is based on the original site plan built for this site. The current use of this suite has existed since 1990.*

Staff Report Page Four

April 22, 2010 - Planning Commission Meeting

ANALYSIS

This is a request for a Special Use Permit for a Jewelry Store, Class III use within an existing 2,000 square-foot Auto Title Loan Establishment at 6378 West Lake Mead 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, but no resale of jewelry is involved.

The parking requirement for the existing Auto Title Loan Establishment is one space per 250 square feet. The proposed Jewelry Store, Class III use has a more intense parking requirement of one space per 175 square feet, which the existing location can meet. The subject site contains 99 spaces, which can accommodate the proposed use on the site, where 97 parking spaces are required. Therefore, staff recommends approval.

FINDINGS (SUP-37618)

In order to approve a Special Use Permit application, per Title 19.18.060 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.

The proposed Jewelry Store, Class III use can be conducted in a harmonious and compatible manner with the uses in the existing site and with the commercial 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 retail center provides 99 parking spaces, while the required parking is 97 spaces.

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 Lake Mead Boulevard, a 100-foot Primary Arterial and Torrey Pines Drive, an 80-foot Secondary Collector as designated in the Master Plan of Streets and Highways. These streets provide adequate capacity to meet the requirements of the proposed Jewelry Store, Class III use.

Staff Report Page Five
April 22, 2010 - Planning Commission Meeting

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.

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

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

14

NOTICES MAILED

537

APPROVALS

0

PROTESTS

1