



AGENDA MEMO

PLANNING COMMISSION MEETING DATE: MAY 27, 2010

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: APPLICANT: SHAWN W. MAYFIELD - OWNER: LSH, LP

** STAFF RECOMMENDATION(S) **

<i>CASE NUMBER</i>	<i>RECOMMENDATION</i>	<i>REQUIRED FOR APPROVAL</i>
SUP-37937	Staff recommends APPROVAL, subject to conditions:	

** CONDITIONS **

SUP-37937 CONDITIONS

Planning and Development

1. Conformance to all Minimum Requirements under LVMC Title 19.04.010 for Bail bond Service 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. An Extension of Time may be filed for consideration by the City of Las Vegas.
3. One van accessible handicapped parking space in conformance with Title 19.10 and the site plan date stamped 04/21/10 shall be provided at the subject site.
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 is a request for a Special Use Permit for a 1,807 square-foot Bailbond Service use at 800 South 6th Street. The site is accessed from Gass Avenue, and an alley. Two office buildings exist on the subject site, which total 2,828 square feet; the proposed Bailbond Service use will be located in the east building, which is located adjacent to 6th Street. The proposed Bailbond Service use complies with all Title 19.04 requirements and can be conducted in a compatible manner with the surrounding development and land uses; therefore staff recommends approval. If the Special Use Permit is denied, the building will remain vacant.

ISSUES

- The site is parking impaired, per Title 19.10. The proposed use of the site for a Bailbond Service will not result in any increase of the parking requirement for the site.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc</i>	
No applicable cases apply to this property.	

<i>Most Recent Change of Ownership</i>	
09/16/93	A deed was recorded for a change in ownership.

<i>Related Building Permits/Business Licenses</i>	
c.1945	The structures were built.
03/02/00	A business license (Q13-00791) was issued for a Law Firm at 551 Gass Avenue. The license is still active.
04/27/01	A building permit (#01007390) Certificate of Occupancy was issued for an addition of 229 square-foot of office space at 800 South 6 th Street. The permit was finalized 06/19/01.
02/11/02	A business license (M21-00634) was issued for a Merchandise Broker at 800 South 6 th Street. The license was marked out of business 03/13/09.
02/05/10	A business license (B20-01777) was issued for a Tax and Legal Support service at 551 Gass Avenue. The license is still active.
02/11/10	A business license (Q13-01298) was issued for a Law Firm at 551 Gass Avenue. The license is still active.

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<i>Pre-Application Meeting</i>	
03/29/10	A pre application meeting was held with the applicant where the submittal requirements for a Special Use Permit were discussed. Topics included: • Revise the Site Plan to show the correct setbacks. • Six parking spaces are located in the Right-of-Way and cannot be counted towards onsite parking. Revise the Site Plan to eliminate these spaces from the parking table.

<i>Neighborhood Meeting</i>
A neighborhood meeting was neither required nor held.

<i>Field Check</i>	
04/22/10	There are two existing buildings on the subject site, with an unscreened trash dumpster, an unpermitted banner at 551 Gass Avenue, and a few weeds growing along the alley.

<i>Details of Application Request</i>	
<i>Site Area</i>	
Net Acres	0.16

<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	Office	MXU (Mixed-Use)	C-1 (Limited Commercial)
North	Office	MXU (Mixed-Use)	C-1 (Limited Commercial)
South	Office	MXU (Mixed-Use)	C-1 (Limited Commercial)
East	Office	C (Commercial)	P-R (Professional Offices and Parking) R-4 (High Density Residential)
West	Apartments	MXU (Mixed-Use)	C-2 (General Commercial)

<i>Master Plan Areas</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Master Plan Area			
Downtown Centennial Plan	X		Y

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<i>Special Purpose and Overlay Districts</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Purpose and Overlay Districts			
Downtown Centennial Plan Overlay District - (Downtown South)	X		Y
Live/Work Overlay District	X		Y
Trails		X	N/A
Rural Preservation Overlay District		X	N/A
Las Vegas Redevelopment Plan Area	X		Y
Development Impact Notification Assessment		X	N/A
Project of Regional Significance		X	N/A

DEVELOPMENT STANDARDS

Parking Requirement - Downtown							
Use	Gross Floor Area or Number of Units	Base Parking Requirement		Provided		Compliance	
		Parking Ratio	Parking		Parking		
			Regular	Handi-capped	Regular	Handi-capped	
Office, Other than Listed	1,021 Square Feet	1:300 SF	4		1		N
BailBond Service	1,807 Square Feet	1:300 SF	6		2		N
TOTAL SPACES REQUIRED			10		3		N
TOTAL (With Handicapped)			9	1	2	1	N

ANALYSIS

This is a request for a Special Use Permit to allow a Bailbond Service use in a 1,807 square-foot building located at 800 South 6th Street. A Bailbond Service use is defined by Title 19.20.020 as “an establishment that makes available to the public undertakings of bail in connection with judicial proceedings.” The subject site is located in close proximity to various courthouse and correctional facilities.

The proposed Bailbond Service use requires approval of a Special Use Permit within a C-1 (Limited Commercial) zoning district. There are no minimum Special Use Permit requirements for a Bailbond Service use. If approved, the subject application for a Special Use Permit would fulfill that requirement. The proposed Bailbond Service use meets all applicable Title 19.04 requirements and can be conducted in a manner that is compatible with surrounding uses. Therefore, staff is recommending approval of the subject Special Use Permit.

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FINDINGS (SUP-37937)

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 use is compatible with the neighboring commercial and future land uses proposed by the General Plan. Similar uses are located on adjacent properties and within the Downtown Centennial Plan area.

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

The proposed Bailbond Service use will be located within an existing office building, which is vacant. The proposed use is appropriate in the subject C-1 (Limited Commercial) zoning designation and is consistent with other Bailbond Service 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 Gass Avenue, an 80-foot Local Street. An alley also provides access to the site. The alley is located adjacent to the west property line. Gass Avenue has sufficient capacity to accommodate 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.

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 proposed Bailbond Service use meets all applicable requirements as set forth pursuant to Title 19.04 requirements, as conditioned.

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NEIGHBORHOOD ASSOCIATIONS NOTIFIED 21

NOTICES MAILED 321

APPROVALS 0

PROTESTS 3