



AGENDA MEMO

PLANNING COMMISSION MEETING DATE: MAY 27, 2010

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: APPLICANT: W E C 97K-36 INVESTMENT TRUST - OWNER: SAVERS STORE/TVI

** STAFF RECOMMENDATION(S) **

<i>CASE NUMBER</i>	<i>RECOMMENDATION</i>	<i>REQUIRED FOR APPROVAL</i>
SUP-37951	Staff recommends APPROVAL, subject to conditions:	

** CONDITIONS **

SUP-37951 CONDITIONS

Planning and Development

1. Conformance to all Minimum Requirements under LVMC Title 19.04.010 for a Thrift shop 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. Prior to occupancy, all necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Building and Safety Department.
4. These Conditions of Approval shall be affixed to the cover sheet of the plan set submitted for building permit.
5. 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 to allow a Thriftshop use within an existing 29,950 square-foot retail building at 8530 West Lake Mead Boulevard. The proposed use will allow retail sales of second hand wearing apparel and household goods. The proposed use is compatible with adjacent surrounding use and meets the minimum Special Use Permit requirements for a Thriftshop use, set forth by Title 19.04; therefore, staff recommends approval of this request. If this application is denied, the proposed Thriftshop use cannot be located within the subject tenant space, nor can a business license be obtained for the use at this location.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc</i>	
03/01/89	The City Council approved the request for reclassification of property (Z-0003-89) located on the north side of Lake Mead Boulevard, between Buffalo Drive and Rampart Boulevard, From: N-U (Non-Urban)(under Resolution of Intent to R-PD5 and C-1), To: R-PD5 (Residential Planned Development) and C-1 (Limited Commercial), Proposed Use: Retail Stores, Offices, Hotel, Single Family and Multi-Family Residential. Planning Commission and staff recommended approval.
03/27/90	The Planning Commission approved the request for a Plot Plan and Building Elevation Review [Z-0003-89(3)] regarding a proposed shopping center on property located on the northeast corner of Lake Mead Boulevard and Rampart Boulevard. Staff recommended approval.
08/21/96	The City Council approved the request for a Special Use Permit (U-0064-96) for the sale of package liquor in conjunction with an existing drug store, on property located at 8530 West Lake Mead Boulevard. The Board of Zoning Adjustment recommended approval.

<i>Most Recent Change of Ownership</i>	
02/17/98	A deed was recorded for a change in ownership.

<i>Related Building Permits/Business Licenses</i>	
07/12/91	A building permit (#91113101) was issued for a Retail building at 8530 West Lake Mead Boulevard. The project was completed on 01/24/92.

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01/01/51	A business license (L15-00043) was issued for Package Liquor sales at 8530 West Lake Mead Boulevard. The license was marked out of business on 08/26/08.
02/10/92	A business license (C20-01495) was issued for Convention Hall Gaming Tax at 8530 West Lake Mead Boulevard. The license was marked out of business on 05/30/08.
02/10/92	A business license (G01-01495) was issued for Restricted Gaming at 8530 West Lake Mead Boulevard. The license was marked out of business on 5/30/08.
02/12/92	A business license (C05-01566) was issued for Cigarette Dealer at 8530 West Lake Mead Boulevard. The license was marked out of business on 05/30/08.
02/12/92	A business license (D11-00124) issued for a Retail Drug Store at 8530 West Lake Mead Boulevard. The license was marked out of business on 05/19/08.
02/26/98	A building permit (#98004031) issued for Tenant Improvement for an interior remodel of the existing building at 8530 West Lake Boulevard. The project was completed on 08/25/98.

Pre-Application Meeting

03/30/10	A pre-application meeting with the applicant was held where elements of submitting a Special Use Permit for a Thriftshop were discussed. The topics included: • The submittal of application materials, meeting dates, and deadlines were discussed at the pre-application meeting. • The revision of the site plan to include parking calculation and parking calculation for the commercial center of one space per 250 square feet of the gross floor area.
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Neighborhood Meeting

The applicant is in the process of setting up a voluntary neighborhood meeting time, date and location to be determined.
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Field Check

04/22/10	A site inspection was conducted by staff with the following observations: • The subject property was noted as a well maintained commercial building.
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Details of Application Request

Site Area

Gross Acres	3.02 (11.75 acres for the entire shopping center)
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<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	Single Family Residence	ML (Medium Low Density Residential)	R-PD5 (Residential Planned Development 5 du/ac)
South	Commercial Strip Center	VC (Village Center)	P-C (Planned Community)
East	Commercial Center	SC (Service Commercial)	C-1 (Limited Commercial)
West	Shopping Center	C (Commercial)	P-C (Planned Community)

<i>Master Plan Areas</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Master Plan Area		X	N/A
<i>Special Purpose and Overlay Districts</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Purpose and Overlay Districts		X	N/A
Trails		X	N/A
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:

<i>Parking Requirement</i>							
<i>Use</i>	<i>Gross Floor Area or Number of Units</i>	<i>Required</i>		<i>Provided</i>		<i>Compliance</i>	
		<i>Parking Ratio</i>	<i>Parking</i>		<i>Parking</i>		
			Regular	Handi-capped	Regular	Handi-capped	
Shopping Center	132,376 SF	1:250 SF	529		663		
TOTAL SPACES REQUIRED			529		663		
TOTAL (With Handicapped)			518	11	649	14	

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ANALYSIS

The proposed use will allow retail sales of second hand wearing apparel and household goods. The proposed use will not alter the site, landscaping or exterior building additions. The applicant is proposing retail sales of secondhand wearing apparel, which is consistent with the Thriftshop used defined in Title 19.04. The proposed use can be conducted in a manner that is harmonious and compatible with the uses in the existing uses in the existing site and with the commercial uses on adjacent properties. The proposed Thriftshop use will locate within an existing retail building, which is physically suitable for the type and intensity of the land use proposed. The proposed use complies with the minimum Special Use Permit requirements of Title 19.04; therefore, staff recommends approval of this request.

FINDINGS (SUP-37951)

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 Thriftshop use is compatible with the SC (Service Commercial) General Plan designation and is located within an existing shopping center. The proposed use can be conducted in a manner that is harmonious and compatible with the uses in the existing shopping center 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 proposed Thriftshop use will be located within an existing retail building, which is physically suitable for the type and intensity of the land use proposed. Parking is adequate since the proposed use has a required parking of one space per 250 square feet of gross floor area. The proposed use will be located within a shopping center that has a parking requirement of one space per 250 square feet of gross floor area and no additional parking is required.

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.

The site is accessed by Rampart Boulevard and Lake Mead Boulevard, which are both designated as 100-foot Primary Arterials by the Master Plan of Streets and Highways. Those streets provide adequate access to and from the subject property.

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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 public health, safety, or welfare as the proposed Thriftshop use will be subject to regular inspections.

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

The proposed Thriftshop use complies with the minimum Special Use Permit requirements of Title 19.04.

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