



AGENDA MEMO

PLANNING COMMISSION MEETING DATE: AUGUST 26, 2010

DEPARTMENT: PLANNING AND DEVELOPMENT

**ITEM DESCRIPTION: APPLICANT: CHABAD OF SOUTHERN NEVADA - OWNER:
CHABAD CALIFORNIA**

** STAFF RECOMMENDATION(S) **

<i>CASE NUMBER</i>	<i>RECOMMENDATION</i>	<i>REQUIRED FOR APPROVAL</i>
SUP-38607	Staff recommends APPROVAL, subject to conditions:	

** CONDITIONS **

SUP-38607 CONDITIONS

Planning and Development

1. Conformance to all Minimum Requirements under LVMC Title 19.04.010 for a Thrift Shop, Non-Profit use.
2. This approval shall be void two years 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. 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. The property shall be cleaned within 30 days of final approval, and maintained in good condition thereafter.
5. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
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

This application request is for a Special Use Permit for a Thrift Shop, Non-Profit use to be operated at 6029 Charleston Boulevard. The subject site consists of four separate parcels with one two-story commercial building. The location for the proposed Thrift Shop, Non-Profit has operated in the past as a print shop but is currently unoccupied. Staff recommends approval as the proposed Thrift Store, Non-Profit Use meets all conditions per Title 19.04 and will have little to no adverse impact on the surrounding community.

ISSUES

- The site landscaping is in need of maintenance.
- The two-story building is in need of minor aesthetic repairs.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc</i>	
02/07/96	The City Council approved rezoning request (Z-0105-95) for 2.4 acres from the R-E (Residential Estate) zoning district to the C-1 (Limited Commercial) zoning district.

<i>Most Recent Change of Ownership</i>	
03/19/09	A deed was recorded for a change in ownership.

<i>Related Building Permits/Business Licenses</i>	
08/30/91	A Building Permit (#91118274) was issued against plan check #C-0080-91 for a 16,132 square-foot two-story office building located at 6029 West Charleston Boulevard. The permit was finalized and a Certificate of Occupancy was issued on 03/27/1992.

<i>Pre-Application Meeting</i>	
05/17/10	Staff met with the representative and reviewed the required submittal requirements for a Special Use Permit for a Non-Profit Thrift Store. It was also noted that a Project of Regional Significance form would need to be filled out as the property is within 500 feet of unincorporated Clark County.

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Neighborhood Meeting

A neighborhood meeting is not required for this type of request nor was one held.

Field Check

06/24/10	Staff visited the site and found the two-story commercial building in need of minor cosmetic repairs. Although the plant materials were in suitable condition, the landscaping (landscape buffers and parking islands) is in need of general maintenance.
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Details of Application Request

Site Area

Net Acres	2.44
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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	Vacant Office Building	SC (Service Commercial)	C-1 (Limited Commercial)
North	Convenience Store	SC (Service Commercial)	C-1 (Limited Commercial)
South	Restaurant/Undeveloped	SC (Service Commercial)	U (Undeveloped – Service Commercial)/ C-1 (Limited Commercial)
East	Residential Condominium	M (Medium Density Residential)	R-3 (Medium Density Residential)
West	Restaurant/retail	SC (Service Commercial)	C-1 (Limited Commercial)

<i>Master Plan Areas</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Master Plan Area			
<i>Special Purpose and Overlay Districts</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Purpose and Overlay Districts			
A-O (Airport Overlay) District – 200 Feet	X		Y
Trails		X	NA
Rural Preservation Overlay District		X	NA
Las Vegas Redevelopment Plan Area		X	NA
Development Impact Notification Assessment		X	NA
Project of Regional Significance	X		Y

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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	
Thriftshop, Nonprofit	2,292 sq. ft.	1 space per 250 sq. ft.	10		35		Y
TOTAL SPACES REQUIRED			10		35		Y
TOTAL (With Handicapped)			9	1	32	3	Y
Loading Spaces	1	1 for less than 10,000 sq. ft.	1		2		Y

ANALYSIS

This is a request for a Special Use Permit for a Non-Profit to operate a Thrift Store at 6029 West Charleston Boulevard. The store would operate in a 2,292 square-foot portion of a vacant two-story office building. The owner has indicated that the remaining area of the building would continue to be vacant for the next four years. There are over 100 parking spaces on site, but only 11 are required for the proposed use; parking is therefore ample.

The building and property are currently in need of repair and cleaning; all maintenance issues shall be corrected within 30 days of final approval. Staff recommends approval of the request with the specific condition that all maintenance issues are corrected within 30 days of final approval.

FINDINGS (SUP-38607)

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.**

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A Thrift Store is a compatible use for this location. The property is zoned C-1 (Limited Commercial) as is all of the adjacent properties except the R-3 (Medium Density Residential) zoned apartment complex to the east. No noise, odor or outside storage will be permitted with this use.

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

This is a high visibility intersection and a Thrift Shop is suitable for the site.

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 proposed use is at the intersection of West Charleston Boulevard, and South Jones Boulevard, both 100-foot Primary Arterials on the Master Plan of Streets and Highways map. With access from both, the proposed use will have adequate access for 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.

The proposed use will be monitored by Business Licensing and thus no public health, safety or welfare concerns will be allowed.

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

The proposed Thrift Store, Non-Profit Use meets all conditions per Title 19.04.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

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NOTICES MAILED

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APPROVALS

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PROTESTS

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