



AGENDA MEMO

PLANNING COMMISSION MEETING DATE: AUGUST 26, 2010
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: APPLICANT: STATEWIDE BAIL BONDS - OWNER: SIX SIXTEEN SOUTH THIRD ST, LLC

** STAFF RECOMMENDATION(S) **

<i>CASE NUMBER</i>	<i>RECOMMENDATION</i>	<i>REQUIRED FOR APPROVAL</i>
SUP-38817	Staff recommends APPROVAL, subject to conditions:	

** CONDITIONS **

SUP-38817 CONDITIONS

Planning and Development

1. Conformance to all Minimum Requirements under LVMC Title 19.04.010 for a Bail Bonds Service 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. There shall be no vehicle signage permitted on the site.
4. All parking shall be on approved parking surfaces with no parking permitted on the front lawn.
5. The existing parking lot shall be re-stripped in order to comply with current Americans with Disability Act (ADA) and Title 19.10 standards.
6. 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.

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7. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

8. 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 1,280 square-foot Bail Bond Service use at 616 South 3rd Street. The proposed Bail Bond 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 with conditions. If the Special Use Permit is denied, a Bail Bonds Service will not be allowed at this site.

ISSUES

- The use is permitted in the C-2 (General Commercial) zoning district with the approval of a Special Use Permit.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc</i>	
No records were on file.	

<i>Most Recent Change of Ownership</i>	
09/13/94	A deed was recorded for a change in ownership.

<i>Related Building Permits/Business Licenses</i>	
06/03/10	A business license (B01-96081-5-149852) for a Bail Bond Agency was denied due to the need for a Special Use Permit.
06/17/10	A business license (B18-96082-E-149852) for a Bail Agent/Enforcement Agent was denied due to the need for a Special Use Permit.

<i>Pre-Application Meeting</i>	
06/22/10	A pre-application meeting was held where the submittal requirements for a Special Use Permit were discussed with the following items: • Revise the site plan to show the parking lot to match the current configuration with handicapped parking space per Title 19.10(G)

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<i>Neighborhood Meeting</i>	
No neighborhood meeting was required nor was one held.	

<i>Field Check</i>	
07/22/10	Staff inspected the site and took photographs. The site was well maintained. The parking lot requires restriping to comply with ADA requirements.

<i>Details of Application Request</i>	
<i>Site Area</i>	
Gross Acres	0.15

<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	C (Commercial)	C-2 (General Commercial)
North	Office	C (Commercial)	C-2 (General Commercial)
South	Office	C (Commercial)	C-2 (General Commercial)
East	Mixed Use (Residential/Retail)	C (Commercial)	C-2 (General Commercial)
West	Undeveloped	C (Commercial)	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
<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	X		Y
A-O (Airport Overlay) District 200 feet	X		Y
Live/Work Overlay District	X		N/A
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

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DEVELOPMENT STANDARDS

Title 19.08.050 Commercial and Industrial District Development Standards

<i>Standard</i>	<i>Required/Allowed</i>	<i>Provided</i>	<i>Compliance</i>
Min. Lot Size	N/A	7,000 SF	Y
Min. Lot Width	100 Feet	50 Feet	N
Min. Setbacks • Front • Side • Rear	N/A N/A N/A	42 Feet 5 Feet 80 Feet	Y Y Y
Max. Lot Coverage	N/A	18%	Y
Max. Building Height	N/A	N/A	N/A
Trash Enclosure	Screened, Gated, w/ a Roof or Trellis	Screened	Y
Mech. Equipment	Screened	Screened	Y

<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	
Bail Bonds	1,280 SF	1 per 300 SF	5		4		N
TOTAL SPACES REQUIRED			5		4		N
TOTAL (With Handicapped)			4	1	3	1	N

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 Special Use Permit to allow a Bail Bond Service use in an existing 1,280 square-foot building located at 616 South 3rd Street. A Bail Bond 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 a number of courthouse and correctional facilities.

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The proposed Bail Bond Service use requires approval of a Special Use Permit within a C-2 (General Commercial) zoning district. There are no minimum Special Use Permit requirements for a Bail Bond Service use. If approved, the subject application for a Special Use Permit would fulfill that requirement. The proposed Bail Bond 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 with conditions. No vehicle signage will be permitted in association with this business nor will parking be allowed in the front yard or on non-approved surfaces. In addition, the parking lot must be restriped to current ADA and Title 19.10 standards.

FINDINGS (SUP-38817)

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 near-by 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 Bail Bond Service use will be located within an existing office building, which is vacant. The proposed use is appropriate in the subject C-2 (General Commercial) zoning designation and is consistent with other Bail Bond 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 3rd Street, an 80-foot Local Street. An alley provides access to the parking lot on the site. The alley is located adjacent to the west property line. Third Street 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.

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

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

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