



AGENDA MEMO

PLANNING COMMISSION MEETING DATE: OCTOBER 21, 2010
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: APPLICANT: CORNERSTONE COMPANY - OWNER:
CHETAK DEVELOPMENT, INC.

** STAFF RECOMMENDATION(S) **

<i>CASE NUMBER</i>	<i>RECOMMENDATION</i>	<i>REQUIRED FOR APPROVAL</i>
SUP-39143	Staff recommends APPROVAL, subject to conditions	

** CONDITIONS **

SUP-39143 CONDITIONS

Planning and Development

1. Conformance to all Minimum Requirements under LVMC Title 19.04.010 for a Gun Club, Skeet, Target Range or Archery Club (Indoor) 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. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
5. Any proposed exterior commercial signage will require approval by the Downtown Development Review Committee (DDRC) prior to submitting for a signage 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 is a request for a Special Use Permit to allow a proposed 7,000 square-foot Gun Club, Skeet, Target Range or Archery Club (Indoor) at 2233 South Las Vegas Boulevard. The applicant intends to convert an existing two-story motel into a two-story indoor target range featuring 12 shooting positions (lanes) and approximately 1,725 square feet of accessory retail space. Staff recommends approval of this request as it complies with all requirements for the proposed Gun Club, Skeet, Target Range or Archery Club (Indoor) located within the C-1 (Limited Commercial) zoning district and can be operated in a manner that is compatible with the surrounding neighborhood.

ISSUES

- The Gun Club, Skeet, Target Range or Archery Club (Indoor) Use is permitted in the C-2 (General Commercial) zoning district with the approval of a Special Use Permit.
- If the requested Special Use Permit is denied, the established Motel Use would be permitted to continue.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc</i>	
01/09/2008	The City Council approved a request for a Special Use Permit (SUP-25068) for a proposed Packaged Liquor Off-Sale Establishment at 2301 South Las Vegas Boulevard.
01/07/2009	The City Council approved a request for an Extension of Time (EOT-31998) of an approved Special Use Permit (SUP-25068) for a proposed Packaged Liquor Off-Sale Establishment at 2301 South Las Vegas Boulevard.
10/07/2009	The City Council approved a request a Special Use Permit (SUP-34859) for a proposed Tavern with a Waiver to allow a distance separation of 20 feet where 1,500 feet is required from a similar use at 2233 South Las Vegas Boulevard. The Planning Commission and staff recommended approval.
10/13/2009	The Downtown Design Review Committee approved a request for a Master Sign Plan (ARC-36213) for an existing Retail Suite at 2301 South Las Vegas Boulevard.

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<i>Most Recent Change of Ownership</i>	
07/16/02	A deed was recorded for change of ownership.

<i>Related Building Permits/Business Licenses</i>	
06/02/98	Business Licenses were issued for a Smoke Shop (#S15-00065), Tobacco Dealer (#C05-01887), and Tattoo Studio (#T08-00030) at 2307 South Las Vegas Boulevard.
02/04/93	A Business License (#W01-00022) was issued for a Wedding Chapel at 2233 South Las Vegas Boulevard.
05/04/93	A Business License (#M06-00267) was issued for Miscellaneous Sales at 2233 South Las Vegas Boulevard.
10/09/00	A Business License (#W01-00040) was issued for a Wedding Chapel at 2233 South Las Vegas Boulevard.
03/30/04	A Business License (#M08-00034) for a Motel at 2233 South Las Vegas Boulevard.
11/12/09	Business Licenses were issued for a Tobacco Dealer (#C05-02672), Package Liquor (#L15-00166), and Miscellaneous Sales (#M06-03100) at 2301 South Las Vegas Boulevard.
04/01/10	A Business License (#B15-00076) was issued for Bicycle Sales and Rentals at 2305 South Las Vegas Boulevard.

<i>Pre-Application Meeting</i>	
07/23/2010	A pre-application meeting was held with staff to discuss the application process for converting an existing Motel use to a Gun Club, Skeet, Target Range or Archery Club (Indoor) Use. No major issues were discussed.

<i>Neighborhood Meeting</i>	
A neighborhood meeting is not required for this type of application, nor was one held.	

<i>Field Check</i>	
08/19/2010	A field check was performed by staff with the following observations: - The existing two-story building where the proposed use will take place is currently used as a motel and is in generally good condition. - The subject site has sufficient parking as the proposed use will decrease the overall parking demand of the site.

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<i>Details of Application Request</i>	
<i>Site Area</i>	
Net Acres	1.89

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Motel	C (Commercial)	C-2 (General Commercial)
North	Motel/Retail Establishment	C (Commercial)	C-2 (General Commercial)
South	Office Building / Parking Garage	C (Commercial)	C-2 (General Commercial)
East	Commercial Retail Establishment	C (Commercial)	C-1 (Limited Commercial)
West	Motel/Convenience Store	C (Commercial)	C-2 (General Commercial)

<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Area Plan			
Downtown Centennial Plan – Northern Strip Gateway	X		Y
Special Districts/Zones	Yes	No	Compliance
Special Purpose and Overlay Districts			
Downtown Centennial Plan	X		Y
Las Vegas Redevelopment Plan	X		Y
G-O Gaming Enterprise Overlay District	X		Y
A-O Airport Overlay District – 175 feet	X		Y
Beverly Green Southridge Neighborhood Plan	X		Y
Las Vegas Boulevard Scenic Byway Overlay District	X		Y
Trails		X	N/A
Rural Preservation Overlay District		X	N/A
Development Impact Notification Assessment		X	N/A
Project of Regional Significance	X		Y

DEVELOPMENT STANDARDS

<i>Functional Classification of Street(s)</i>	<i>Governing Document</i>	<i>Street Width (Feet)</i>	<i>Compliance with Street Section</i>
Las Vegas Boulevard: Parkway Arterial	Master Plan of Streets and Highways	120	N

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Downtown Parking Analysis							
Use	Gross Floor Area or Number of Units	Required		Provided		Compliance	
		Parking Ratio	Parking		Parking		
			Regular	Handi-capped	Regular	Handi-capped	
Gun Club, Skeet, Target Range or Archery Club (Indoor)	12 shooting positions	1 space per target or shooting position	12				
Retail	1,725 SF	1:175	10				
Tavern	825 SF	1:50 1:200	13				
Wedding Chapel	800 SF	1:150	6				
Tattoo Parlor	2,500 SF	1:250	10				
Liquor	2,000 SF	1:175	11				
Equipment Rental	1,280 SF	1:250	5				
Retail	500 SF	1:175	3				
TOTAL SPACES REQUIRED			70		92		
Regular and Handicap Spaces Required			67	3	87	5	Y

ANALYSIS

The proposed Gun Club, Skeet, Target Range or Archery Club (Indoor) use is a permissible use in the C-2 (General Commercial) zoning district with an approved Special Use Permit. The proposed alterations to the existing site consist primarily of reworking the internal layout of the existing two-story, 87-room Motel into a two-story Indoor Gun Range. Because of the considerable public safety and health concerns, all of the existing Motel room windows will be removed and the building will be insulated for excessive noise control.

The proposed change from the existing Motel use to an indoor gun range will reduce the current overall parking demand by 40%. Because the subject site is located within the Downtown Centennial Plan Area, the parking requirements for the subject site are not automatically applied. However, the subject site does not have ample parking and is currently parking impaired. With the proposed conversion of the Motel use to the Gun Club, Skeet, Target Range or Archery Club (Indoor) use, the on-site parking demand is reduced by 20 spaces which would bring the subject site in compliance with Title 19 standards.

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The Las Vegas Metropolitan Police Department - Office of Intergovernmental Services expressed concerns regarding the location and operations of the proposed project. The high pedestrian traffic on Las Vegas Boulevard could potentially create calls for service due to tourists observing long guns or handguns being transported in the open to and from the parking lot into the facility or from audible sounds of gun fire coming from the facility. There are also concerns regarding the security of the facility.

The applicant has stated that it is yet to be determined if patrons will be allowed to bring in personal firearms or if only rentals would be provided on site. The applicant has stated that if patrons were allowed to bring personal firearms, there would be a policy in place prohibiting patrons from bringing in loaded, non-cased firearms. Additionally, there will be no audible sounds of gunfire from outside of the building, as the conversion must abide by federal regulations regarding environmental issues including, but not limited to: indoor and outdoor sound levels, indoor air quality, and commercial storage of firearms.

Staff recommends approval of this request as it complies with all requirements for the proposed Gun Club, Skeet, Target Range or Archery Club (Indoor) located within the C-1 (Limited Commercial) zoning district and can be operated in a manner that is compatible with the surrounding neighborhood.

FINDINGS (SUP-39143)

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 Gun Club, Skeet, Target Range or Archery Club (Indoor) use can be conducted in a manner that is compatible with the existing surrounding land uses, and with future land uses, as it is a less intense use than the existing Motel use and steps will be taken to minimize any nuisance sound.

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

The subject site is physically suitable for the proposed Gun Club, Skeet, Target Range or Archery Club (Indoor) use, as the location and orientation of the building is partially screened from Las Vegas Boulevard.

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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.

Las Vegas Boulevard provides vehicular access that is adequate to meet the needs of the proposed Gun Club, Skeet, Target Range or Archery Club (Indoor) 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 7,000 square-foot Gun Club, Skeet, Target Range or Archery Club (Indoor) will be subject to permit review and inspection; therefore, appropriate measures will be taken to protect the health, safety and general welfare. Regarding this type of use specifically, the applicant must meet additional requirements regarding ventilation and lead exposure, noise levels, that are handled separately from this request.

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

The proposed Gun Club, Skeet, Target Range or Archery Club (Indoor) use meets all applicable 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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