



AGENDA MEMO

PLANNING COMMISSION MEETING DATE: DECEMBER 16, 2010
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: APPLICANT: STRUT N - OWNER: EXPERTISE
COSMETOLOGY INSTITUTE, LLC

** STAFF RECOMMENDATION(S) **

<i>CASE NUMBER</i>	<i>RECOMMENDATION</i>	<i>REQUIRED FOR APPROVAL</i>
SUP-40143	Staff recommends APPROVAL, subject to conditions:	N/A

** CONDITIONS **

SUP-40143 CONDITIONS

Planning and Development

1. Conformance to all Minimum Requirements under LVMC Title 19.04.010 for a General Retail Store, Other Than Listed use.
2. Conformance to the approved conditions for Rezoning (Z-0136-94), Special Use Permit (SUP-18298) and Site Development Plan Review (SDR- 6140).
3. 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.
4. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

Staff Report Page One
December 16, 2010 - Planning Commission Meeting

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a request for a Special Use Permit for a General Retail Store, Other Than Listed (Less than 3,500 square feet) use at 1911 Stella Lake Street, Suite #100. The suite currently contains a Cosmetology School and the proposed use will occupy 275 square feet. The General Retail Store use complies with all Title 19.04 requirements and can be conducted in a manner that is harmonious and compatible with existing surrounding development and land uses; therefore, staff recommends approval with conditions. If this request is denied, the proposed General Retail Store use cannot be located within the subject site, nor can a business license be obtained for the use at this location.

ISSUES

- A General Retail Store use is permitted in the C-PB (Planned Business Park) zoning district with the approval of a Special Use Permit. The proposed use will be operated independently from the existing uses at the site.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc</i>	
12/21/94	The City Council approved a request for Rezoning (Z-0136-94) of property located on the west side of Martin L. King Boulevard, between Lake Mead Boulevard and Vegas Drive, from R-E (Residence Estates) to C-PB (Planned Business Park). The Planning Commission and staff recommended approval.
02/07/96	The City Council approved the request for an Extension of Time [Z-0136-94(3)] for a proposed planned business park on property located on the west side of Martin L. King Boulevard between Lake Mead Boulevard and Vegas Drive. The Planning Commission and staff recommended approval.
04/20/05	The City Council approved the request for a Site Development Plan Review (SDR-6140) for a 13,107 square-foot Cosmetology School and waivers of building setback and perimeter landscaping requirements on 0.99 acres on the west side of Stella Lake Street, approximately 600 feet south of Lake Mead Boulevard. The Planning Commission and staff recommended approval.
02/07/07	The City Council approved the request for a Special Use Permit (SUP-18298) for a Restaurant less than 2,000 square feet without drive-through on 0.99 acres at 1911 Stella Lake Street, Suite #150. The Planning Commission recommended approval, whereas Planning and Development staff recommended denial.

Staff Report Page Two
December 16, 2010 - Planning Commission Meeting

	The City Council approved the request for a Variance (VAR-18299) to allow 40 parking spaces where 48 spaces are required on 0.99 acres at 1911 Stella Lake Street, Suite #150. The Planning Commission recommended approval, whereas Planning and Development staff recommended denial.
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Most Recent Change of Ownership

05/01/07	A deed was recorded for a change in ownership.
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Related Building Permits/Business Licenses

01/18/06	A building permit (#06000312) was issued for an 11,000 square-foot new shell building at 1911 Stella Lake Street. The project was completed on 12/08/06.
	A building permit (#06000314) was issued for a Tenant Improvement at 1911 Stella Lake Street. The project was completed on 12/14/06.
10/20/06	A business license (S02-00994) was issued a change of location for a Beauty School at 1911 Stella Lake Street, Suite 100. The business license was originally issued on 02/01/01.
	A business license (B08-00863) was issued a change of location for Beauty Supply sales at 1911 Stella Lake Street, Suite 100. The business license was originally issued on 02/10/03.
09/30/10	A business license (S07-98337) was filed for Shoe and Accessory sales at 1911 Stella Lake Street, Suite 100. The business license review was denied by Planning and Development Department on 10/05/10, pending approval of a Special Use Permit for a General Retail Store in a C-PB (Planned Business Park) zoning district.

Pre-Application Meeting

10/21/10	A pre-application meeting was held with staff to discuss the required actions necessary to allow a General Retail Store in a C-PB (Planned Business Park) zoning district, and discussed the submittal requirements for a Special Use Permit.
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Neighborhood Meeting

A neighborhood meeting was not required, nor was one held.	
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Field Check

11/09/10	During a site visit staff noted a well maintained commercial property.
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Staff Report Page Three
December 16, 2010 - Planning Commission Meeting

<i>Details of Application Request</i>	
<i>Site Area</i>	
Gross Acres	0.99

<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	Cosmetology School and Restaurant	LI/R (Light Industry/Research)	C-PB (Planned Business Park)
North	Social Service Provider	LI/R (Light Industry/Research)	C-PB (Planned Business Park)
South	Police Substation	PF (Public Facilities)	C-PB (Planned Business Park)
East	Government Facility	LI/R (Light Industry/Research)	C-1 (Limited Commercial)
West	Public School, Primary	PF (Public Facilities)	C-V (Civic)

<i>Master Plan Areas</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Master Plan Area			
West Las Vegas Plan	X		Y
Special Purpose and Overlay Districts	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Purpose and Overlay Districts			
A-O (Airport 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

<i>Street Name</i>	<i>Functional Classification of Street(s)</i>	<i>Governing Document</i>	<i>Street Width (Feet)</i>	<i>Compliance with Street Section</i>
<i>Stella Lake Street</i>	N/A	N/A	60	N/A

Staff Report Page Four
December 16, 2010 - Planning Commission Meeting

Pursuant to Title 19.04 and 19.10, the following parking standards apply:

In addition to Rule 19-07 and 19-16, 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	
Business School (Cosmetology School)	9,537 SF	1/each staff; 1/2 students	30				
Retail	275 SF	One space per 175 SF	2				
Restaurant – public areas	490 SF	One space per 50 SF	10				
Restaurant – non public areas	700 SF	One space per 200 SF	4				
TOTAL SPACES REQUIRED			46		40		N
Regular and Handicap Spaces Required			44	2	38	2	N*

Per approved Variance (VAR-18299)

ANALYSIS

The applicant is proposing a 275 square-foot General Retail Store, Other Than Listed (Less than 3,500 Square Feet) use, within an existing 9,810 square-foot Cosmetology School. The Cosmetology School currently has an existing business license for Beauty Supply sales. The applicant is proposing retail sales to include Shoes and Accessory sales, in the same location as the Beauty Supply sales, but operated independently from the existing uses. A General Retail Store is permitted with an approval of a Special Use Permit in the C-PB (Planned Business Park) zoning district.

A previous Variance (VAR-18299) was approved to allow 40 parking spaces on site, where 48 parking spaces were required. The total required parking spaces for the site with the proposed and existing uses are 46. The site plan depicts 40 parking spaces provided on site. The proposed use does not affect the required parking; therefore, a new parking variance is not required.

The subject site is located within the West Las Vegas Plan, Airport Overlay District with 105-foot height restriction, and the Las Vegas Redevelopment Plan Area (Downtown Redevelopment Area). The proposed use would not have a negative impact relating to the above mentioned Special Area Plans. The proposed General Retail Store use can be conducted in a manner that is harmonious and compatible with existing surrounding land uses, and with future surrounding land uses; therefore, staff recommends approval with conditions.

Staff Report Page Five
December 16, 2010 - Planning Commission Meeting

FINDINGS (SUP-40143)

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 General Retail Store, Other Than Listed (Less than 3,500 Square Feet) use can be conducted in a manner that is harmonious and compatible with existing surrounding land uses, and with future surrounding land uses.

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

The site is physically suitable for this type of use and the intensity is appropriate in this area of the City. Site access is provided and adequate parking is being provided in accordance with the approved Variance (VAR-18299) for the commercial building.

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 subject site is accessed by Stella Lake Street. The street is sufficient to accommodate the amount of vehicular trips associated with 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 General Retail Store, Other Than Listed (Less than 3,500 Square Feet) use meets all of the applicable conditions per Title 19.04.

Staff Report Page Six
December 16, 2010 - Planning Commission Meeting

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 16

NOTICES MAILED 336

APPROVALS 0

PROTESTS 0