



AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: MARCH 8, 2011

DEPARTMENT: PLANNING

ITEM DESCRIPTION: APPLICANT: 2ND ACT LAS VEGAS, LLC - OWNER:
SUNSHINE HOLDING COMPANY, LLC

**** STAFF RECOMMENDATION(S) ****

<i>CASE NUMBER</i>	<i>RECOMMENDATION</i>	<i>REQUIRED FOR APPROVAL</i>
SUP-40777	Staff recommends APPROVAL, subject to conditions:	N/A

**** CONDITIONS ****

SUP-40777 CONDITIONS

Planning and Development

1. Conformance to all Minimum Requirements under LVMC Title 19.04.010 for a Thrift Shop use.
2. Conformance to the approved conditions for Site Development Plan Review (SC-0001-99).
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. 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.
5. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

Staff Report Page One
March 8, 2011 - Planning Commission Meeting

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a request for a Special Use Permit for a proposed Thrift Shop use in an existing 945 square-foot retail suite located at 9484 West Lake Mead Boulevard, Suite #6. The applicant intends to sell used commodities such as clothing, purses and shoes. The proposed retail space is suitable for the proposed use and can be conducted in a manner that is harmonious and compatible with surrounding land uses; therefore, staff recommends approval of this request. If this application is denied, the Thrift Shop use cannot be conducted on this site.

ISSUES

- Thrift Shop use is permitted in the Commercial Land Use Designation of the Summerlin Development Standards with the approval of a Special Use Permit.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc</i>	
12/01/86	The subject property was annexed (A-0020-86) into the City of Las Vegas.
06/03/87	The City Council approved a request for Rezoning (Z-0044-87) on the subject property from N-U (Non-Urban) to P-C (Planned Community) as part of a larger request. The Planning Commission and staff recommended approval.
02/17/99	The City Referral Group approved a request for a Site Plan Review (SC-0001-99) to allow a proposed 32,000 square-foot Shopping Center on a 3.64 acre site at the northwest corner of Lake Mead Boulevard and Del Webb Boulevard.

<i>Most Recent Change of Ownership</i>	
10/25/05	A deed was recorded for a change in ownership.

<i>Related Building Permits/Business Licenses</i>	
07/30/99	A building permit (#99015167) was issued for Building #1 Shell Building at 9484 West Lake Mead Boulevard. The project was completed 07/24/00.
01/08/08	A business license (A01-01365) was issued for an Administrative Office Space at 9484 West Lake Mead Boulevard, Suite #6. The license was marked out of business on 12/24/08.

Staff Report Page Two
March 8, 2011 - Planning Commission Meeting

<i>Pre-Application Meeting</i>	
01/19/11	A pre-application meeting was held with the applicant where the submittal requirements for a Special Use Permit application were discussed.

<i>Neighborhood Meeting</i>
A neighborhood meeting was not required, nor was one held.

Field Check	
01/27/11	A site visit by staff noted a well maintained Shopping Center.

<i>Details of Application Request</i>	
<i>Site Area</i>	
Net Acres	3.76

<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	Commercial – Sun City Summerlin	P-C (Planned Community)
North	Single Family, Detached	Single Family Homes – Sun City Summerlin	P-C (Planned Community)
South	Single Family, Detached	SF3 (Single Family Detached – Summerlin)	P-C (Planned Community)
East	General Retail	Commercial – Sun City Summerlin	P-C (Planned Community)
West	Single Family, Attached	Duplex Home – Sun City Summerlin	P-C (Planned Community)

<i>Master Plan Areas</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Master Plan Area			
Sun City Summerlin	X		Y
<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

Staff Report Page Three
March 8, 2011 - Planning Commission Meeting

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>
Lake Mead Boulevard	Primary Arterial	Master Plan of Streets and Highways	100	Y

Pursuant to the Summerlin Development Standards, the following parking standards apply:

Parking Requirement							
<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	
General Retail, Other than Listed	32,000 SF	1:250 SF	128				
TOTAL SPACES REQUIRED			128		191		Y
Regular and Handicap Spaces Required			123	5	183	8	Y

ANALYSIS

A Thrift Shop use is defined by Title 19.20.020 as “a business operation that deals primarily in secondhand wearing apparel.” The applicant proposes that the Thrift Shop use will sell used men’s, women’s and children’s wearing apparel and accessories. No alterations to the site, landscaping or exterior building elevations are proposed.

The subject site is located within Summergate Centre at Summerlin shopping center. No additional parking is required as a result of the proposed use, as the site is located within the shopping center.

The proposed land use can be conducted in a manner that is harmonious and compatible with existing surrounding land uses; therefore, staff recommends approval with conditions.

FINDINGS (SUP-40777)

In order to approve a Special Use Permit application, per Title 19.18.060 the Planning Commission and City Council must affirm the following:

Staff Report Page Four
March 8, 2011 - Planning Commission Meeting

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 will be located within an existing shopping center and can be conducted in a manner that is compatible with existing and future surrounding land uses.

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

The subject site is physically suitable for the type and intensity of the proposed use. The proposed Thrift Shop use is located in a Shopping Center.

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.

Site access to the Shopping Center is provided from Lake Mead Boulevard. This street is sufficient in size to accommodate the needs of the proposed expansion.

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 proposed Special Use Permit will not compromise the public health, safety and general welfare, as the use will be subject to regular inspections.

5. The use meets all of the applicable conditions per Title 19.04 and Summerlin Development Standards.

The proposed use complies with the minimum Special Use Permit Requirements for a Thrift Shop use.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

16

NOTICES MAILED 505

APPROVALS 3

PROTESTS 1