



AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: JULY 12, 2011

DEPARTMENT: PLANNING

ITEM DESCRIPTION: APPLICANT: CATHOLIC CHARITIES OF SOUTHERN NEVADA - OWNER: WEINGARTEN NOSTAT, INC.

** STAFF RECOMMENDATION(S) **

<i>CASE NUMBER</i>	<i>RECOMMENDATION</i>	<i>REQUIRED FOR APPROVAL</i>
SUP-42173	Staff recommends APPROVAL, subject to conditions:	N/A

** CONDITIONS **

SUP-42173 CONDITIONS

Planning

1. Conformance to all Minimum Requirements under LVMC Title 19.12 for a Thriftshop, Non Profit use.
2. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.
3. No outside display, sales or storage of merchandise shall be permitted.
4. Donations shall only be delivered and accepted during hours of operation.
5. The site shall remain free of trash, rubble and graffiti at all times.
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 Department of Building and Safety.
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

The applicant is a non-profit organization established to assist people and families in need throughout the community. The organization accepts donations of clothing, household goods and furniture for re-sale to the community. The proposed site has been a vacant retail establishment for over seven years. The proposed Thriftshop, Non Profit use is compatible for the location as it will be used in a similar fashion as a General Retail Store. The applicant states that the hours of operation will be 10:00 a.m. to 6:00 p.m. Monday through Friday and 10:00 a.m. to 5:00 p.m. on Saturday and Sunday. Staff recommends approval with conditions. If denied, the proposed Thriftshop, Non Profit would not be able to operate at this location.

ISSUES

- A Thriftshop, Non Profit use is permitted in the C-1 (Limited 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 relevant actions on file.	

<i>Most Recent Change of Ownership</i>	
12/28/00	A deed was recorded for a change in ownership.

<i>Related Building Permits/Business Licenses</i>	
08/24/10	Code Enforcement issued a citation (93911) for a Banner in a tree at 915 South Rainbow Boulevard. The case was resolved on 11/04/10.

<i>Pre-Application Meeting</i>	
06/15/11	A pre-application meeting via phone was held with the applicant, where the submittal requirements for Special Use Permit for a proposed Thriftshop, Non Profit use were reviewed.

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

YK

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Field Check	
06/16/11	A site visit by staff noted that the shopping center and property are well maintained.

Details of Application Request	
Site Area	
Net Acres	11.15

Surrounding Property	Existing Land Use Per Title 19.12	Planned or Special Land Use Designation	Existing Zoning District
Subject Property	Shopping Center	SC (Service Commercial)	C-1 (Limited Commercial)
North	Shopping Center	SC (Service Commercial)	C-1 (Limited Commercial)
South	Offices	SC (Service Commercial)	C-1 (Limited Commercial)
	Retail		
	Convenience Store		
East	Single Family Residential	ML (Medium Low Density Residential)	R-CL (Single Family Compact-Lot)
	Shopping Center	SC (Service Commercial)	C-1 (Limited Commercial)
West	Single Family Residential	L (Low Density Residential)	R-1 (Low Density Residential)

Master Plan Areas	Yes	No	Compliance
Master Plan Area		X	N/A
Special Purpose and Overlay Districts	Yes	No	Compliance
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

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DEVELOPMENT STANDARDS

<i>Street Name</i>	<i>Functional Classification of Street(s)</i>	<i>Governing Document</i>	<i>Actual Street Width (Feet)</i>	<i>Compliance with Street Section</i>
Rainbow Boulevard	Primary Arterial	Master Plan of Streets and Highways	100	Y

Pursuant to Title 19.08 and 19.12, 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	
Shopping Center	411,470 SF	1/250 SF	1,646		1,902		Y
TOTAL SPACES REQUIRED			1,646		1,902		Y
Regular and Handicap Spaces Required			1,613	33	1,871	33	Y

ANALYSIS

The proposed use meets the definition of a Thriftshop, Non Profit and is located in an existing shopping center. No outdoor display, sales or storage of any merchandise is permitted as a non-waivable requirement of the Special use Permit. Conditions have been added to ensure compatibility with adjacent land uses. Staff recommends approval.

FINDINGS (SUP-41921)

In order to approve a Special Use Permit application, per Title 19.16.110(L) 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 Thriftshop, Non Profit use can be conducted in a manner that is harmonious and compatible with the existing surrounding commercial uses.

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

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The site was designed for a large retail establishment with ample parking for the size of the project.

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.

Access to the site is via Rainbow Boulevard, which will be adequate to meet the requirements of the Thriftshop, Non Profit 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.

If approved, the proposed use on the site will be subject to periodic inspection by business licensing inspectors; therefore approval will not compromise the public health, safety and welfare, or the overall objectives of the General Plan.

5. The use meets all of the applicable conditions per Title 19.12.

The proposed Thriftshop, Non Profit use meets all applicable conditions of Title 19.12.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

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NOTICES MAILED 391

APPROVALS 0

PROTESTS 0