



AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: AUGUST 14, 2012

DEPARTMENT: PLANNING

ITEM DESCRIPTION: APPLICANT: HABITAT FOR HUMANITY LAS VEGAS -

OWNER: SAHARA CROSSING, LP

** STAFF RECOMMENDATION(S) **

<i>CASE NUMBER</i>	<i>RECOMMENDATION</i>	<i>REQUIRED FOR APPROVAL</i>
SUP-45965	Staff recommends APPROVAL, subject to conditions:	N/A

** CONDITIONS **

SUP-45965 CONDITIONS

Planning

1. Conformance to all Minimum Requirements under LVMC Title 19.12 for a Thriftshop, Nonprofit 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. 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.
4. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
5. All deliveries, donations, loading, and unloading at the premises shall be completed during normal business hours.
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 is a request for a Special Use Permit to allow a Thriftshop, Nonprofit at 4580 West Sahara Avenue Suite #120. The proposed land use will allow the applicant to sell donated used merchandise. The use is permitted in the C-1 (Limited Commercial) Zoning District with the approval of a Special Use Permit, and can be conducted in a manner that is harmonious and compatible with the surrounding uses; therefore, staff recommends approval. If the application is denied, the Thriftshop, Nonprofit use would not be allowed to operate at this location.

ISSUES

- A Special Use Permit is required for a Thriftshop, Nonprofit use in the C-1 (Limited Commercial) Zoning District.
- The applicant has proposed donation for the Thriftshop, Nonprofit to be during normal business hours. A condition has been added in regards to this issue.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc</i>	
12/13/11	The Planning Commission approved a request for a Special Use Permit (SUP-43700) to allow a Thriftshop, Nonprofit use at 4580 West Sahara Avenue, Suite #110. Staff recommended approval.

<i>Most Recent Change of Ownership</i>	
10/18/10	A deed was recorded for a change in ownership.

<i>Related Building Permits/Business Licenses</i>	
05/08/95	A building permit (#95376264) was issued for a Tenant Improvement at 4580 West Sahara Avenue. The permit was finalized 07/28/95

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<i>Pre-Application Meeting</i>	
06/20/12	A pre-application meeting was held and issues concerning the submittal of a Special Use Permit for a Thriftshop, Nonprofit were discussed with the applicant.

<i>Neighborhood Meeting</i>
A Neighborhood Meeting is not required for this application nor was one held.

<i>Field Check</i>	
07/09/12	Staff conducted a field check of the subject property. Staff noted the subject site was a well maintained commercial development.

<i>Details of Application Request</i>	
<i>Site Area</i>	
Net Acres	6.15

<i>Surrounding Property</i>	<i>Existing Land Use Per Title 19.12</i>	<i>Planned or Special Land Use Designation</i>	<i>Existing Zoning District</i>
Subject Property	Shopping Center	SC (Service Commercial)	C-1 (Limited Commercial)
North	Multi-Family Residential	M (Medium Density Residential)	R-3 (Medium Density Residential)
South	Shopping Center	SC (Service Commercial)	C-1 (Limited Commercial)
East	General Retail	SC (Service Commercial)	C-1 (Limited Commercial)
West	Shopping Center	SC (Service Commercial)	C-1 (Limited Commercial)

<i>Master Plan Areas</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Master Plan Area		X	N/A
<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
			DED

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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>
Sahara Avenue	Primary Arterial	Master Plan of Streets and Highways	130	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	77,930 SF	1:250 SF	312				
TOTAL SPACES REQUIRED			312		364		Y
Regular and Handicap Spaces Required			304	8	349	15	Y

ANALYSIS

The Thriftshop, Nonprofit use is defined as “A shop that is operated by a nonprofit organization and that sells donated used merchandise only.” The applicant is a nonprofit organization with one other Thriftshop in the city where donated used merchandise is sold. The applicant plans to establish a similar use at the proposed location.

The Minimum Special Use Permit Requirements for this use include:

1. No outdoor display, sales or storage of any merchandise shall be permitted.

The proposed will use meet this requirement, as a condition of approval requires the conformance to Minimum Requirement for the Special Use Permit for a Thriftshop Nonprofit

2. The use shall comply with the applicable requirements of LVMC Title 6.

The proposed use will meet this requirement, as a condition of approval requires the conformance to Chapter 6 of the City of Las Vegas Municipal Code and cannot be waived.

The subject property is not located within a Special Purpose or Overlay District. The property is zoned C-1 (Limited Commercial) and is intended to provide retail shopping and personal services. The C-1 (Limited Commercial) Zoning District is consistent with the General Plan land use designation of SC (Service Commercial). The proposed Thriftshop, Nonprofit use is permissible in the C-1 (Limited Commercial) Zoning District with approval of a Special Use Permit.

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The Floor plan depicts a loading and delivery area with a 12-foot wide entrance at the rear of the tenant space where trucks can pull into and be out of sight of adjoining properties. Deliveries to the tenant space will be during normal business hours; a condition has been added in regards to the delivery hours.

The proposed use is located within a shopping center with similar uses that have similar hours. The Thriftshop, Nonprofit use is appropriate for the site and can be conducted in a manner that is harmonious and compatible with surrounding land uses; therefore, staff recommends approval.

FINDINGS (SUP-45965)

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 land use of Thriftshop, Nonprofit is located within a shopping center with similar uses and hours of operation and can be operated 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.

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

No significant changes are proposed to the existing structure or the site with this application that would increase the intensity of the proposed land use.

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.

Sahara Avenue, designated as a Primary Arterial by the city's Master Plan of Streets and Highways, provides access to the property. This roadway facility is adequate to serve the land of Thriftshop, Nonprofit 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 a Special Use Permit for the land use of Thriftshop, Nonprofit at this location will not compromise the public health, safety and welfare or the primary objectives of the General Plan, as the use will be subject to regular inspections and licensing requirements.

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

The land use of Thriftshop, Nonprofit meets all of the applicable conditions of Title 19.12.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 37

NOTICES MAILED 244

APPROVALS 0

PROTESTS 0