

**AGENDA MEMO - PLANNING****CITY COUNCIL MEETING DATE: MAY 2, 2012****DEPARTMENT: PLANNING****ITEM DESCRIPTION: APPLICANT: CASH AMERICA/SUPER PAWN - OWNER:
PARKWAY RETAIL CENTRE, LLC****** STAFF RECOMMENDATION(S) ****

<i>CASE NUMBER</i>	<i>RECOMMENDATION</i>	<i>REQUIRED FOR APPROVAL</i>
ROC-44906	Staff recommends APPROVAL, subject to conditions:	None

**** CONDITIONS ******ROC-44906 CONDITIONS****Planning**

1. Amend Condition #2 of Special Use Permit (U-0171-98) to read, "The hours of operation shall be from 9:00 a.m. to 9:00 p.m., seven days a week."
2. Conformance to the conditions of approval of the Special Use Permit (U-0171-98) and all other site related actions as required by the Department of Planning and Department of Public Works.
3. These conditions of approval and the conditions of approval of the original entitlement (U-0171-98) shall be affixed to the cover sheet of any plan set submitted for a building permit.

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**** STAFF REPORT ****

PROJECT DESCRIPTION

The subject site is currently occupied by a Pawn Shop and Secondhand Dealer at 7585 West Washington Avenue. The applicant is requesting a Review of Condition of a previously approved Special Use Permit (U-0171-98) to amend condition #2 to allow the hours of operation to be from 9:00 a.m. to 9:00 p.m., seven days a week. The business obtained the appropriate licenses and has not experienced any significant violations. There has been new development in the surrounding area that includes beer/wine/cooler on-sale within a restaurant to the west.

Though there has been new development in the area, staff finds that the proposed change in operating hours will not have a negative impact on the surrounding community, and therefore is recommending approval of this request.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc</i>	
12/07/94	The City Council approved a request for Rezoning (Z-0131-94) from N-U (Non-Urban) to C-1 (Limited Commercial) for a proposed 165,619 square-foot retail shopping center on property located on the southeast corner of Buffalo Drive and Washington Avenue. The Planning Commission recommended approval.
05/26/98	The City Council approved a request for a Site Development Plan Review [Z-0131-94(3)] for a proposed 131,144 square foot, twenty-one building, one-story office complex on the south side of Washington Avenue, east of Buffalo Drive. The Planning Commission recommended approval.
02/22/99	The City Council approved a request for a Special Use Permit (U-0171-98) for a Pawn Shop (Super Pawn) and Secondhand Dealer in conjunction with a proposed 135,172 square-foot commercial retail center located on the south side of Washington Avenue, approximately 320 feet east of Buffalo Drive. The Planning Commission recommended approval.
	The City Council approved a related request for a Site Development Plan Review [Z-0131-94(5)] for a proposed 135,712 square-foot commercial retail center.
06/14/99	The City Council approved a request for a Petition to Vacate (VAC-0013-99) public utility, sewer and drainage easements and U.S. Government Patent Reservations generally located south of Washington Avenue, east of Buffalo Drive. The Planning Commission recommended approval.

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<i>Related Relevant City Actions by P&D, Fire, Bldg., etc</i>	
07/06/99	The Board of Zoning Adjustment approved a request for a variance (V-0042-99) to allow a proposed commercial building seven feet from the rear property line where 20 feet is the minimum setback required.
01/11/12	A Code Enforcement case (109330) was processed for a violation of condition #2 of Special Use Permit (U-0171-98) as hours of operation that are posted at the business say from 9:00 a.m. to 8:00 p.m. The case remains open.

<i>Most Recent Change of Ownership</i>	
02/17/99	A deed was recorded for a change in ownership.

<i>Related Building Permits/Business Licenses</i>	
03/29/00	A business license (P08-00020) was issued for an Auto Pawn Broker at 7585 West Washington Avenue. The license was renewed 11/17/09 and remains active.
	A business license (S25-00067) was issued for a Secondhand Dealer at 7585 West Washington Avenue. The license was renewed 11/17/09 and remains active.
05/25/00	A business license (F03-00065) was issued for a Pistol Permit at 7585 West Washington Avenue. The license was renewed on 11/17/09 and remains active.
11/17/08	A business license (N02-00013) was issued for a Non-Depository Lender at 7585 West Washington Avenue. The license was renewed 11/17/09 and remains active.
11/17/09	A business license (P04-00013) was renewed for a Pawn Broker at 7585 West Washington Avenue. The license remains active.

<i>Pre-Application Meeting</i>	
03/07/12	A pre-application meeting was held with the applicant to discuss the submittal requirements for a Review of Condition of a previously approved Special Use Permit (U-0171-98) to amend condition #2 to extend the operating hours.

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

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Field Check	
03/29/12	Staff conducted a field check of the subject site and found the area neat and clean in appearance with the landscaping being properly maintained: no discrepancies were noted.

Details of Application Request	
Site Area	
Gross Acres	0.54

Surrounding Property	Existing Land Use Per Title 19.12	Planned or Special Land Use Designation	Existing Zoning District
Subject Property	Pawn Shop	SC (Service Commercial)	C-1 (Limited Commercial)
North	Retail Establishments	SC (Service Commercial)	C-1 (Limited Commercial)
South	Retail Establishments	SC (Service Commercial)	C-1 (Limited Commercial)
East	Retail Establishments	SC (Service Commercial)	C-1 (Limited Commercial)
West	Retail establishments, Offices, Restaurant	SC (Service Commercial)	C-1 (Limited Commercial)

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			
A-O (Airport Overlay) District (200 feet)	X		Y
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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ANALYSIS

Condition #2 of Special Use Permit (U-0171-98) states, “The hours of operation shall be from 9:00 a.m. to 7:00 p.m., and may be extended to 9:00 p.m. during the Thanksgiving through Christmas holidays from November 1st through January 1st” at 7585 West Washington Avenue. The applicant is requesting a Review of Condition to amend condition #3 to allow the hours of operation to be from 9:00 a.m. to 9:00 p.m., seven days a week. The applicant wants standardized operating hours for all of its locations in the City of Las Vegas. The business obtained the appropriate licenses and has not experienced any significant violations. There has been new development in the surrounding area that includes beer/wine/cooler on-sale within a restaurant to the west.

FINDINGS

Though there has been new development in the area, staff finds that the proposed change in operating hours will not have a negative impact on the surrounding community, and therefore is recommending approval of this request. Conformance to the conditions of approval of the Special Use Permit (U-0171-98) shall be required.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 20

NOTICES MAILED 1,156 (By Planning)

APPROVALS 0

PROTESTS 0