



AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: JULY 8, 2014

DEPARTMENT: PLANNING

ITEM DESCRIPTION: APPLICANT/OWNER: OAK BROOK REALTY INVESTMENT II, LLC

** STAFF RECOMMENDATION(S) **

<i>CASE NUMBER</i>	<i>RECOMMENDATION</i>	<i>REQUIRED FOR APPROVAL</i>
SUP-54000	Staff recommends APPROVAL, subject to conditions:	N/A

** CONDITIONS **

SUP-53703 CONDITIONS

Planning

1. 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.
2. 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.
3. Approval of this Special Use Permit does not constitute approval of a Bailbonds Service business license.

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a request for a Special Use Permit for a proposed Bailbond Service use within an existing 148,694 square-foot parking structure and office building located at 321 South Casino Center Boulevard, Suite #115. The existing structure houses a number of uses ranging from restaurants, offices, bailbond agencies to paid parking. The additional Bailbond Service use is consistent with the existing uses in the building and surrounding area and can be conducted in a manner that is compatible with the surrounding land uses. Staff recommends approval of this request for a Bailbond Service. If denied, the Bailbond Service use would not be permitted to operate at this location.

ISSUES

- A Bailbond Service use is permitted in the C-2 (General Commercial) zoning district with the approval of a Special Use Permit. Staff supports this request.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc</i>	
01/24/63	The Board of City Commissioners approved a request for Rezoning (Z-0159-62) from C-1 (Limited Commercial) to C-2 (General Commercial) of property generally located on the east side of 2 nd Street between Bridger Avenue and Lewis Avenue.
02/19/03	The City Council approved a request for a Site Development Plan Review (SDR-1298) and a Waiver of the Downtown Centennial Plan's building setback standards for a proposed eight-level parking garage with ground level retail (17,959 square feet) on 0.56 acres adjacent to the northeast corner of Lewis Avenue and Casino Center Boulevard. The Planning Commission and staff recommended approval.
01/05/05	The City Council approved a request for an Extension of Time (EOT-5631) of a previously approved Site Development Plan Review (SDR-1298) for a proposed eight-level parking garage with ground level retail (17,959 square feet) on 0.56 acres adjacent to the northeast corner of Lewis Avenue and Casino Center Boulevard.
02/21/07	The City Council approved a request for a Special Use Permit (SUP-18695) for a proposed Bailbond Service at the northeast corner of Casino Center Boulevard and Lewis Avenue. The Planning Commission and staff recommended approval.

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03/21/07	The City Council approved a request for a Special Use Permit (SUP-19105) for a Bailbond Service at 321 South Casino Center Boulevard. The Planning Commission and staff recommended approval.
05/07/08	The City Council approved a request for an Extension of Time (EOT-27576) of a previously approved Special Use Permit (SUP-19105) for a Bailbond Service at 321 South Casino Center Boulevard. Staff recommended approval.
01/20/10	The City Council approved a request for a Special Use Permit (SUP-36551) for a proposed 1,079 square-foot Bailbond Service at 321 South Casino Center Boulevard, Suite #105. The Planning Commission and staff recommended approval.
	The City Council approved a request for a Special Use Permit (SUP-36552) for a proposed 1,624 square-foot Bailbond Service at 321 South Casino Center Boulevard, Suites #110 and #115. The Planning Commission and staff recommended approval.
02/02/11	The City Council approved a request for an Extension of Time (EOT-40580) of a previously approved Special Use permit (SUP-36551) for a proposed 1,079 square-foot Bailbond Service at 321 South Casino Center Boulevard, Suite #105. Staff recommended approval.
	The City Council approved a request for an Extension of Time (EOT-40578) of a previously approved Special Use Permit (SUP-36552) for a proposed 1,624 square-foot Bailbond Service at 321 South Casino Center Boulevard, Suites #110 and #115. Staff recommended approval.
02/02/	The City Council approved a request for an Extension of Time (EOT-44386) of a previously approved Special Use permit (SUP-36551) for a proposed 1,079 square-foot Bailbond Service at 321 South Casino Center Boulevard, Suite #105. Staff recommended approval.
03/07/12	The City Council approved a request for an Extension of Time (EOT-44384) of a previously approved Special Use Permit (SUP-36552) for a proposed 1,624 square-foot Bailbond Service at 321 South Casino Center Boulevard, Suites #110 and #115. Staff recommended approval.

Most Recent Change of Ownership

01/24/08	A deed was recorded for a change in ownership.
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Related Building Permits/Business Licenses

10/02/09	Plan Check #34361 was issued for tenant improvement build-outs for a Certificate of Completion at 321 South Casino Center Boulevard. The Plan Check expired on 04/02/10.
10/09/09	A building permit (#148408) was issued for tenant improvement build-outs at 321 South Casino Center Boulevard, Suite #110. The permit expired on 04/02/10.
10/15/09	A business license (P02-01068) was issued for a Parking Lot at 321 South Casino Center Boulevard, Suite #110. The license is still active.

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Related Building Permits/Business Licenses	
06//07/10	A building permit (#165295) was processed for tenant improvement build-outs at 321 South Casino Center Boulevard, Suite #110. The permit expired on 09/15/10.
06/19/13	A building permit (#203462) was issued for a tenant improvement build-out at 321 South Casino Center Boulevard, Suite #110. The permit was finalized on 04/30/13.
01/17/13	A business license (B01-01234) was approved for a Bail Bond Service at 321 South Casino Center Boulevard, Suite #110. The business license was placed for collections on 01/01/14.
04/24/14	A building permit (#257956) was approved for a speculative suite at 321 South Casino Center Boulevard, Suite #115. The permit has not been finalized.

Pre-Application Meeting	
04/15/14	A pre-application meeting was held with the applicant to discuss the Special Use Permit submittal requirements for a Bailbond Service use.

Neighborhood Meeting	
A neighborhood meeting was not required, nor was one held.	

Field Check	
05/29/14	A field check was conducted. The subject site was well maintained and the suite was vacant.

Details of Application Request	
Site Area	
Net Acres	0.56

Surrounding Property	Existing Land Use Per Title 19.12	Planned or Special Land Use Designation	Existing Zoning District
Subject Property	Bailbond Service	C (Commercial)	C-2 (General Commercial)
	Parking Facility		
	Restaurant		
	Office, Other than Listed		
North	Church/ House of Worship	C (Commercial)	C-2 (General Commercial)
South	Government Facility	PF (Public Facilities)	C-V (Civic)

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Surrounding Property	Existing Land Use Per Title 19.12	Planned or Special Land Use Designation	Existing Zoning District	Office, Other than Listed
				Wedding Chapel
				Restaurant
	West			Government Facility

Master Plan Areas	Compliance
Downtown Centennial Plan	Y
Downtown Centennial Plan Overlay District (Office Core)	Y
Live/Work Overlay District	N/A
Other Plans or Special Requirements	Compliance
Trails	N/A
Las Vegas Redevelopment Plan Area	Y
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	N/A

Parking Requirement - Downtown						
Use	Gross Floor Area or Number of Units	Base Parking Requirement Parking Ratio	Provided		Compliance	
			Parking		Regular	Handi-capped
			Regular	Handi-capped		
Bailbond Service	1,591 SF	1/300 SF	6			
Office, Other than Listed	1,100 SF	1/300 SF	4			
Restaurant Seating or waiting area	3,421 SF	1/50 SF	69			
Restaurant	2,377 SF	1/200 SF	12			
General Retail Store, Other than Listed	9,411 SF	1/175 SF	54			
TOTAL SPACES REQUIRED			145		423	Y*
Regular and Handicap Spaces Required			139	6	413	10 Y*

*Projects located within the Las Vegas Downtown Centennial Plan area are not subject to the automatic application of parking requirements. However, the above table should be used to illustrate the

requirements of an analogous project in another location in the City.

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ANALYSIS

This is a request for a Special Use Permit for a Bailbond Service use at 321 South Casino Center Boulevard, Suite #115. Currently, the site consists of a seven-story 148,694 square-foot parking structure with restaurants, retail and office space located on the ground floor. The building has two existing Bailbond Services in suites #105 and #110. Special Use Permit (SUP-36551) approved a Bailbond Service use at 321 South Casino Center Boulevard, Suites #110 and #115; however, the entitlement was for a single space. The suite has been divided into two suites and thus requires an additional Special Use Permit. If this application is approved, then this will be the third Bailbond Service use at this location.

Per Title 19.18, the Bailbond Service use is defined as “An establishment that makes available to the public undertakings of bail in connection with judicial proceedings”.

The proposed use meets the definition as the applicant is requesting to open a business to post money for individuals to be released from incarceration for a fee.

This site is located in the Office Core District, within the Downtown Centennial Plan and has a multi-level building that contains a number of uses including office, restaurants and a number of legal and court-related professional services. The subject site is adjacent to the Clark County Jail and the Regional Justice Center. An additional Bailbond Service use is consistent with the existing uses in this building and other business in the area; therefore, staff is recommending approval of the request. If this request is denied, a Bailbond Service Use will not be allowed at the proposed location.

There are no Minimum Special Use Permit Requirements for this use.

FINDINGS (SUP-53703)

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 Bailbond Service use can be conducted in compatible and harmonious manner with the existing and future surrounding land uses, as the site is adjacent to the Clark County Jail and Regional Justice Center and is consistent with the existing uses in the area.

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

The site is physically suitable for the type and intensity of land uses proposed, as there is a multi-story building with ample parking. The site is designed to accommodate parking, office, retail, restaurants, bailbond services and other business uses.

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 site has direct access to Casino Center Boulevard, which is an 80-foot wide Major Collector as classified by Master Plan of Streets and Highways. The right-of-way provides adequate capacity to serve 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.

The proposed Bailbond Service would be subject to inspections and would therefore not compromise the public health and safety.

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

The proposed use will adhere to all conditions per Title 19.12 for a Bailbond Service use.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 33

NOTICES MAILED 74

APPROVALS 0

PROTESTS 1