



AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: NOVEMBER 4, 2014

DEPARTMENT: PLANNING

**ITEM DESCRIPTION: APPLICANT: VETERANS VILLAGE THRIFT STORE -
OWNER: DIVERSIFIED INVESTMENTS LAS VEGAS, LLC**

** STAFF RECOMMENDATION(S) **

<i>CASE NUMBER</i>	<i>RECOMMENDATION</i>	<i>REQUIRED FOR APPROVAL</i>
SUP-56133	Staff recommends APPROVAL, subject to conditions:	

** CONDITIONS **

SUP-56133 CONDITIONS

Planning

1. Conformance to all Minimum Requirements under LVMC Title 19.12 for a Thrift Shop use.
2. Conformance to all the Conditions of Approval and Minimum Requirements listed under Master Sign Plan (MSP-5001).
3. 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.
4. 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.
5. There shall be no outdoor display or sales of any merchandise shall be permitted.

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6. Donations shall be accepted only during normal business hours, and accepted only within the business.
7. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit, as well as submitted as part of any business license application.
8. This business shall operate in conformance to Chapter 6.50 of the City of Las Vegas Municipal Code.
9. 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 establish a 7,500 square-foot Thrift Shop use within an existing shopping center at 6121 West Lake Mead Boulevard, Suites #140 through #165. The subject site is located within a C-1 (Limited Commercial) zoning district. The subject tenant spaces are located within an existing 60,247 square-foot shopping center. As this request meets all the minimum Special Use Permit requirements and can be conducted in a compatible and harmonious manner within the existing shopping center, staff recommends approval of this application. If denied, the applicant will not be allowed to conduct the Thrift Shop use at this location.

ISSUES

- The Thrift Shop use is permitted in a 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>	
11/02/00	The Planning Commission approved a request for a Site Development Plan Review [Z-0096-84(17)] for a proposed 58,210 square-foot commercial center on 8.69 Acres on the southwest corner of Lake Mead Boulevard and Jones Boulevard. Staff recommended approval.
11/20/02	The City Council approved a request for a Special Use Permit (U-0128-02) for packaged liquor sales for off-premise consumption in conjunction with a proposed (Wal-Mart Neighborhood) market adjacent to the southwest corner of Lake Mead Boulevard and Jones Boulevard. The Planning Commission recommended approval of the request.
	The City Council approved a request for a Site Development Plan Review [Z-0096-84(18)] and a Reduction in the Amount of Perimeter Landscaping for a proposed 39,910 square-foot (Wal-Mart Neighborhood) market on 8.03 acres adjacent to the southwest corner of Lake Mead Boulevard and Jones Boulevard. The Planning Commission recommended approval of the request.
09/23/04	The Planning Commission approved a Master Sign Plan (MSP-5001) request for a Master Sign Plan for a proposed 39,910 square-foot Wal-Mart neighborhood market on 8.03 acres adjacent to the southwest corner of Lake Mead Boulevard and Jones Boulevard. Staff recommended approval.

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01/05/05	The City Council approve a request for an Extension of Time (EOT-5744) for an approved Special Use Permit (U-0128-02) which allowed packaged liquor sales for off-premises consumption in conjunction with a proposed Wal-Mart neighborhood market adjacent to the southwest corner of Lake Mead Boulevard and Jones Boulevard. Staff recommended approval.
06/15/05	The City Council approved a request for a Special Use Permit (SUP-6419) for a proposed Financial Institution, Specified within an existing retail store and waivers of the 1,000-foot minimum distance separation from a similar use, 200-foot minimum distance separation from residential use, and a waiver of the hours of operation adjacent to the southwest corner of Lake Mead Boulevard and Jones Boulevard. The Planning Commission recommended approval and Staff recommended denial of this application.
11/17/05	The Planning Commission approved a request for a Site Development Plan Review (SDR-9676) for a proposed 15,000 square-foot retail development and waivers of building placement, foundation, and perimeter landscaping requirements on 1.71 acres at the southwest corner of Lake Mead Boulevard and Jones Boulevard.

Most Recent Change of Ownership

05/20/13	A deed was recorded for a change in ownership.
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Related Building Permits/Business Licenses

08/11/08	A building permit (#112763) was issued for a tenant improvement (Amsource Shops) at 6121 West Lake Mead Boulevard, Suite #165. The permit was finalized on 10/01/08.
08/28/08	A building permit (#123061) was issued for fire sprinklers (Jones Crossing) at 6121 West Lake Mead Boulevard, Suite #165. The permit was finalized on 09/29/08.
10/08/08	A building permit (#125783) was issued for a non-work certificate of occupancy (Eclipse Wireless) at 6121 West Lake Mead Boulevard, Suite #165. The permit was finalized on 01/26/09.
04/09/09	A building permit (#137096) was issued for a wall sign (Eclipse Wireless) at 6121 West Lake Mead Boulevard, Suite #165. The permit has not been finalized.
02/14/12	A business license (#C05-02837) was issued for a Tobacco Dealer at 6121 West Lake Mead Boulevard, Suite #165. The license was marked inactive on 03/12/14.
	A business license (#T50-00164) was issued for a Tobacco Sales/ Lounge at 6121 West Lake Mead Boulevard, Suite #165. The license was marked inactive on 03/19/14.

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<i>Related Building Permits/Business Licenses</i>	
06/06/12	A building permit (#212818) was issued for a wall sign (Smoke Shop) at 6121 West Lake Mead Boulevard, Suite #165. The permit has not been finalized.

<i>Pre-Application Meeting</i>	
09/23/14	A pre-application meeting was conducted with the applicant to go over the application materials and submittal requirements for a Special Use Permit for a proposed Thrift Shop use.

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

<i>Field Check</i>	
10/06/14	A routine field check was conducted by staff and found a well maintained shopping center.

<i>Details of Application Request</i>	
<i>Site Area</i>	
Net Acres	8.68

<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	Shopping Center	SC (Service Commercial)	C-1 (Limited Commercial)
South	Mini-Storage Facility	SC (Service Commercial)	C-1 (Limited Commercial)
East	Multi-Family Residential	M (Medium Density Residential)	R-3 (Medium Density Residential)
West	Multi-Family Residential	M (Medium Density Residential)	R-3 (Medium Density Residential)

<i>Master Plan Areas</i>	<i>Compliance</i>
No Applicable Master Plan Area	N/A

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<i>Special Purpose and Overlay Districts</i>	<i>Compliance</i>
A-O (Airport Overlay) District (105 Feet)	Y
<i>Other Plans or Special Requirements</i>	<i>Compliance</i>
Trails	N/A
Las Vegas Redevelopment Plan Area	N/A
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	N/A

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>
Lake Mead Boulevard	Primary Arterial	Planned Streets and Highways Map	100 Feet	Y
Jones Boulevard	Major Collector Street	Planned Streets and Highways Map	80 Feet	Y

Pursuant to Title 19.08 and 19.12, the following parking standards apply:

Parking Requirement							
Use	Gross Floor Area or Number of Units	Required			Provided		Compliance
		Parking Ratio	Parking		Parking		
			Regular	Handi-capped	Regular	Handi-capped	
Shopping Center	60,247 SF	1:250 SF	241				
TOTAL SPACES REQUIRED			241		367		Y
Regular and Handicap Spaces Required			234	7	352	15	Y

ANALYSIS

The applicant is proposing to establish a 7,500 square-foot Thrift Shop use within an existing shopping center at 6121 West Lake Mead Boulevard, Suites #140 through #165. The subject site is located in the C-1 (Limited Commercial) zoning district. The subject tenant spaces are located within an existing 60,247 square-foot shopping center. The existing commercial development provides shared access and parking throughout the subject site.

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A Thrift Shop use is described in Title 19.12 as: “A retail facility that sells any new or used merchandise that has been donated to the facility.”

Minimum Special Use Permit Requirements:

- * 1. No outdoor display or sales of any merchandise shall be permitted.

No outdoor displays of merchandise have been proposed with this application, the submitted floor plan indicates all sales areas are indoors

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

The proposed use will be subject to all business licensing requirements outlined in LVMC Chapter 6 if approved.

- 3. Donations shall be accepted only during normal business hours, unless otherwise specifically approved in connection with the Special Use Permit. Where after-hours donation of items is approved, donation areas and containers, whether or not enclosed or screened, must be designed so that donated items are not visible to the general public.

The applicant has indicated that donations will only be accepted during normal business hours.

According to the submitted justification letter and floor plan, the proposed use meets the definition outlined above. The proposed Thrift Shop use adheres to all minimum Special Use Permit requirements as outlined by Title 19.12. It has been determined that the proposed Thrift Shop use can be conducted in a manner that is compatible and harmonious manner with the surrounding land uses, therefore, staff is recommending approval, as the use is considered appropriate for the surrounding area.

FINDINGS (SUP-56133)

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 subject tenant space was previously approved to operate as a general retail use. The proposed Thrift Shop use is compatible with the surrounding land uses and can be conducted in a manner that is harmonious with surrounding land uses.

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

The subject site currently is an existing 60,247 square-foot commercial shopping center that is physically suitable for 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.

Access to the site will not change. Vehicles may enter the property from Lake Mead Boulevard, a 100-foot Primary Arterial or Jones Boulevard, a Major Collector Street as classified by the Master Plan of Streets and Highways.

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 this Special Use Permit will not compromise the public health safety and general welfare of the public. The use will be subject to regular inspections and is subject to licensing restrictions.

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

The proposed use meets all applicable conditions of approval for a Thrift Shop use per Title 19.12.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

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NOTICES MAILED 357

APPROVALS 1

PROTESTS 0