



AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: MARCH 12, 2013
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT: BYRON BROOKS - OWNER: MOUNTAIN SPRINGS DEVELOPMENT, LLC

**** STAFF RECOMMENDATION ****

<i>CASE NUMBER</i>	<i>RECOMMENDATION</i>	<i>REQUIRED FOR APPROVAL</i>
SUP-48141	Staff recommends APPROVAL, subject to conditions:	N/A

**** CONDITIONS ****

SUP-48141 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. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
4. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

**** STAFF REPORT ****

PROJECT DESCRIPTION

The applicant is requesting a Special Use Permit to operate a proposed Bailbond Service use within a 770 square-foot office suite located at 316 East Bridger Avenue, Suite #101. The proposed Bailbond Service use can be conducted in a manner compatible with the surrounding development and land uses. There are no Minimum Special Use Permit requirements listed in Title 19.12 for the proposed use. Staff recommends approval of this request. If the Special Use Permit is denied, the applicant will not be allowed to operate a Bailbond Service at this location.

ISSUES

- The Bailbond service use is permitted in the C-2 (General Commercial) zoning district with the approval of a Special Use Permit.
- The proposed use is located within close proximity to the Regional Justice Center and the detention facilities.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc</i>	
There are no relevant city actions related to this property.	

<i>Most Recent Change of Ownership</i>	
12/13/04	A deed was recorded for a change in ownership.

<i>Related Building Permits/Business Licenses</i>	
There are no active building permits or business licenses relevant to this request at this site.	

<i>Pre-Application Meeting</i>	
01/15/13	A pre-application meeting was held with the applicant to discuss the submittal requirements for a Special Use Permit for a proposed Bailbond Service at 316 East Bridger Avenue, Suite #101.

Staff Report Page Two
March 12, 2013 - Planning Commission Meeting

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

<i>Field Check</i>	
01/31/13	Staff visited the site and found suitably maintained office building with parking located at the rear.

<i>Details of Application Request</i>	
<i>Site Area</i>	
Net Acres	0.15

<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	Office, Other Than Listed	C (Commercial)	C-2 (General Commercial)
North	Bailbond Service	C (Commercial)	C-2 (General Commercial)
South	Financial Institution, General	C (Commercial)	C-2 (General Commercial)
East	Banquet Facility	C (Commercial)	C-2 (General Commercial)
West	General Retail, Other Than Listed	C (Commercial)	C-2 (General Commercial)

<i>Master Plan Areas</i>	<i>Compliance</i>
Downtown Centennial Plan	Y
<i>Special Purpose and Overlay Districts</i>	<i>Compliance</i>
Downtown Centennial Plan Overlay District	Y
G-O (Gaming Enterprise Overlay) District	Y
A-O (Airport Overlay) District	Y
Live/Work Overlay District	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>Parking Requirement - Downtown</i>							
<i>Use</i>	<i>Gross Floor Area or Number of Units</i>	<i>Recommended Parking</i>			<i>Provided</i>		<i>Compliance</i>
		<i>Parking Ratio</i>	<i>Parking</i>		<i>Parking</i>		
			Regular	Handi-capped	Regular	Handi-capped	
Bailbond Service	770 SF	1:300 SF					
TOTAL SPACES REQUIRED			3		0		
Regular and Handicap Spaces Required			2	1	0	0	Y*

**Per Title 19.18.030(D), the subject site is parking impaired. As the proposed use will occupy an existing office suite, there is no net change in the recommended parking. Additionally, pursuant to Title 19.10.110(C), projects located within the Las Vegas Downtown Centennial Plan are not subject to the automatic application of parking requirements.*

ANALYSIS

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

The proposed use meets the definition, as stated in the applicant’s justification letter of his intent to operate such use from 316 East Bridger Avenue, Suite #101. The Bailbond Service use requires a Special Use Permit in the C-2 (General Commercial) zoning district; however, there are no Minimum Special Use Permit Requirements for this use.

The proposed use is located in close proximity with other Bailbond Service uses and the court and detention facilities. The subject site, an office building with no onsite provided parking, is parking impaired, per Title 19.18.030(D). The proposed Bailbond Service use will occupy an available office suite and will not constitute an increase in parking demand. The proposed use can be conducted in a manner that us harmonious and compatible with the existing development; therefore, staff recommends approval of this request. If denied, the applicant will not be allowed to operate a Bailbond Service at this location.

FINDINGS (SUP-48141)

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:

MH

**Staff Report Page Four
March 12, 2013 - Planning Commission Meeting**

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 is compatible with the surrounding commercial land uses. There are similar uses located on adjacent properties and within the Downtown Centennial Plan area.

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

The proposed Bailbond Service use is located within the C-2 (General Commercial) zoning district and will operate within an existing office building. The subject site can accommodate the proposed use, as it is consistent in nature with other office and Bailbond Services in the area.

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.

Primary access to the site is adequately provided from Bridger Avenue and Fourth Street, with an alley adjacent to the west side of the site. The proposed use will not increase the traffic load for the building, as the use will occupy an existing office suite.

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 the Special Use Permit is consistent with the General Plan, and will not compromise the public health, safety, or welfare.

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

There are no applicable requirements listed by Title 19.12 for a proposed Bailbond Service use.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 32

NOTICES MAILED 86

APPROVALS 0

PROTESTS 0