



AGENDA MEMO - COMMUNITY DEVELOPMENT

PLANNING COMMISSION MEETING DATE: JULY 9, 2024
DEPARTMENT: COMMUNITY DEVELOPMENT
ITEM DESCRIPTION: APPLICANT: GATEWAY PET HOSPITAL - OWNER: KRG
LAS VEGAS CENTENNIAL GATEWAY, LLC

**** STAFF RECOMMENDATION(S) ****

CASE NUMBER	RECOMMENDATION	REQUIRED FOR APPROVAL
24-0241-SUP1	Staff recommends APPROVAL, subject to conditions:	

**** NOTIFICATION ****

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 31

NOTICES MAILED 523

PROTESTS 0

APPROVALS 0

**** CONDITIONS ****

24-0241-SUP1 CONDITIONS

Planning

1. Conformance to all Minimum Requirements under the Town Center Development Standards for an Animal Hospital, Clinic or Shelter (With No Outside Pens) 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 Building and Safety Division.
4. 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.
5. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

Public Works

6. Coordinate with the Environmental Compliance & Enforcement staff of the Department of Public Works to locate any required grease interceptor and sand/oil interceptors in acceptable locations prior to submittal of sewer-related plans. Comply with the recommendations and requirements of the Environmental Compliance & Enforcement staff prior to issuance of permits. The team may be contacted at 702-229-6594 or emailed at ece@lasvegasnevada.gov.

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**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a Special Use Permit request for a proposed Animal Hospital within a vacant tenant space of an existing shopping center at 5643 Centennial Center Boulevard, Suite #130.

ISSUES

- The Animal Hospital, Clinic or Shelter (With no Outside Pens) use is permitted in the SC-TC (Service Commercial - Town Center) District with the approval of an Special Use Permit. Staff supports the request.

ANALYSIS

The subject site is zoned T-C (Town Center) with an SC-TC (Service Commercial - Town Center) land use designation. It is developed with an existing shopping center and subject to the Town Center Development Standards Manual. The applicant requests a Special Use Permit to operate an Animal Hospital, Clinic or Shelter (with no Outside Pens) use within a vacant tenant space of an existing shopping center.

The Town Center Development Standards Manual does not provide a definition for the Animal Hospital, Clinic or Shelter (With No Outside Side Pens) use. Per Title 19, the use is defined as, "A facility that:

1. Provides medical or surgical treatment for animals or pets, as well as shelter and care during the time of such treatment; and
2. Does not use any outdoor pens in providing such shelter and care."

Minimum Town Center Special Use Permit requirements:

- a. Animals shall be confined within an enclosed building at all times.

This requirement is met as no outdoor pens are proposed.

- b. The building shall be designed to provide complete sound barriers and odor protection for adjacent properties.

This requirement will be met as a condition of approval.

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- c. Rooms containing cages or pens are not permitted to have windows, doors or other penetrations on exterior walls adjacent to residences.

This requirement will be met as a condition of approval.

- d. The use shall have access to an 80-foot street or larger.

This requirement is met as the subject site is accessed from Centennial Center Boulevard, a 90-foot Frontage Road as classified by the Town Center Development Standards Manual.

Staff finds the proposed use can be conducted in a harmonious and compatible manner with the existing commercial development in the surrounding area. Therefore, staff recommends approval, subject to conditions.

FINDINGS (24-02441-SUP1)

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 can be conducted in a manner that is harmonious and compatible with the existing commercial development in the surrounding area.

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

The subject site is developed with an existing shopping center which is physically suitable to accommodate a variety of commercial uses including the proposed Animal Hospital.

- 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.**

Centennial Center Boulevard provides access to the property. This roadway is designated as a 90-foot Frontage Road as classified by the Town Center Development Standards Manual and is adequate in size to accommodate the proposed use.

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- 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 use will be subject to business license review to assure it will not compromise the public health, safety and welfare.

- 5. The use meets all of the applicable conditions per the Town Center Development Standards Manual.**

The proposed use meets all minimum requirements listed in the Town Center Development Standards Manual.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by Planning, Fire, Building, Code Enforcement, etc.</i>	
12/07/98	The City Council approved a Rezoning (Z-0076-98) from U (Undeveloped), R-E (Residence Estates), R-PD7 (Residential Planned Development – 7 Units per Acre), R-PD11 (Residential Planned Development – 11 Units per Acre), R-PD13 (Residential Planned Development – 13 Units per Acre), R-PD18 (Residential Planned Development – 18 Units per Acre), C-1 (Limited Commercial), C-2 (General Commercial), C-V (Civic) and PD (Planned Development) to T-C (Town Center) on a 1,468-acre portion of the Northwest. The Planning Commission and staff recommended approval.
06/12/03	The Planning Commission approved a request for a Tentative Map (TMP-2202) for a two-lot commercial subdivision on 36.5 acres adjacent to the northeast and northwest corner of Ann Road and Centennial Center Boulevard. Staff recommended approval.
08/06/03	The City Council approved a request for a Site Development Plan Review (SDR-2208) for a proposed 397,244 square-foot commercial development with Waivers of the Town Center Development Standards adjacent to the northeast and northwest corners of Ann Road and Centennial Center Boulevard. The Planning Commission and staff recommended approval.
05/10/05	A Final Map (FMP-6053) for a two-lot commercial subdivision on 33.20 acres on the north side of Ann Road west of U.S. 95 was recorded.
09/07/05	Department of Planning staff administratively approved a Major Amendment (SDR-8695) of an approved Site Development Plan Review (SDR-2208) for a proposed 397,244 square-foot commercial development at the northeast and northwest corners of Ann Road and Centennial Center Boulevard.

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Related Relevant City Actions by Planning, Fire, Building, Code Enforcement, etc.	
10/23/18	The Planning Commission approved Special Use Permit (SUP-73907) request to allow a Restaurant With Alcohol Use at 5760 Centennial Center Boulevard, Suite #110.

Most Recent Change of Ownership	
12/28/12	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
09/12/05	A building permit (#05006328) was issued for a retail shell at 5770 Centennial Center Boulevard. The permit was finalized on 04/12/07.
04/20/07	A building permit (#07000746) was issued for a Non-Work Certificate of Occupancy at 5770 Centennial Center Boulevard, Suite #150. The permit was finalized on 05/24/07.
06/09/16	A building permit (#313328) was issued for a tenant improvement at 5770 Centennial Center Boulevard, Suite #150. The permit has not been finalized.
09/11/18	A business license (#G66-06053) was issued for a clothing store use at 5643 Centennial Center Boulevard, Suite #130. The license is listed as inactive as of 03/30/21.

Pre-Application Meeting	
04/30/24	Staff conducted a pre-application meeting with the applicant where the submittal requirements and deadlines were reviewed for a proposed Special Use Permit.

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

Field Check	
05/30/24	Staff conducted a routine field check and found an existing shopping center. No issues were noted.

Details of Application Request	
Site Area	
Net Acres	16.79

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<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-TC (Service Commercial - Town Center)	T-C (Town Center)
North	Auto Repair Garage, Major	GC-TC (General Commercial – Town Center)	T-C (Town Center)
	Motor Vehicle Sales (New)		
South	Commercial Recreation/Amusement (Outdoor)	PR-OS (Park/Recreation/Open Space)	R-PD6 (Residential Planned Development - 6 Units per Acre)
East	U.S. 95	Right-of-Way	Right-of-Way
West	Single Family, Detached	ML (Medium Low Density Residential)	R-PD6 (Residential Planned Development - 6 Units per Acre)

Master and Neighborhood Plan Areas	Compliance
Las Vegas 2050 Master Plan Area: Centennial Hills	Y
Special Area and Overlay Districts	Compliance
T-C (Town Center) District	Y
Other Plans or Special Requirements	Compliance
Trails	N/A
Las Vegas Redevelopment Plan Area	N/A
Interlocal Agreement	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>
Centennial Center Boulevard	Frontage Road	Town Center Development Standards Manual	90	Y