

02/03/26 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-25-0851-FC INCOME PROPERTIES, LLC:

USE PERMIT for a proposed kennel in conjunction with an existing commercial center on a 0.38 acre portion of a 2.87 acre site in a CG (Commercial General) Zone within the Airport Environs (AE-60) and Maryland Parkway (MPO) Overlays.

Generally located north of Flamingo Road and east of Cambridge Street within Paradise. TS/my/kh (For possible action)

RELATED INFORMATION:

APN:

162-15-805-007; 162-15-805-008; 162-15-805-011

LAND USE PLAN:

WINCHESTER/PARADISE - CORRIDOR MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: 1060 E. Flamingo Road
- Site Acreage: 0.38 (proposed kennel)/2.87 (overall shopping center)
- Project Type: Kennel
- Number of Units: 1
- Number of Stories: 1
- Building Height (feet): 25 (maximum)
- Square Feet: 4,997 (existing commercial building for proposed kennel)
- Parking Required/Provided: 104/233 (existing within shopping center)

Site Plan & Request

The site plan shows an existing commercial building with cross access from the adjoining east and west parcels. Access to the commercial center is via a driveway along the south property line adjacent to Flamingo Road. The existing building for the proposed kennel is set back 45 feet from the front (south) property line along Flamingo Road, 12 feet from the west property line, 10 feet from the east property line, and 43 feet from the northern property line. There are 233 parking spaces provided throughout the existing commercial center. The applicant is requesting a special use permit to allow a kennel that is not accessory to an animal hospital.

Elevations

The elevations and submitted photos show an existing concrete finish on the building with stone veneer exterior accents. The overall height of the building to the top of the parapet is 25 feet. The remainder of the building is 19 feet in height.

Floor Plans

The floor plan shows various exam rooms, offices, a medical wing, a pharmacy, and wards for various animals. There is also a kennel area, grooming section, and a lounge. The overall area of the building is 4,997 square feet.

Applicant's Justification

The applicant is seeking to use the former animal hospital as a kennel which offers boarding, daycare, and grooming services. The applicant states that any sounds of dogs barking would not affect any residential areas, as they are in an enclosed building within a commercial area. The hours of operation would be 7:00 a.m. to 9:00 p.m.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0431-04	Use permit for a tattoo parlor	Approved by PC	April 2004
UC-1412-03	Use permit for check cashing	Approved by PC	October 2003
UC-0167-01	Use permit and waiver of development standards for a pawn shop	Approved by PC	April 2001
DR-1717-00	Design review for commercial center	Approved by PC	December 2000
VC-1097-00	Sign design review for Walgreen's	Approved by PC	October 2000
DR-1885-99	Design review for pharmacy	Approved by PC	January 2000
DR-1338-99	Design review for restaurant	Approved by PC	October 1999
UC-0479-99	Design review for an animal hospital	Approved by PC	May 1999
ZC-1335-97	Zone change from R-1 (Single Family Residential) to C-2 (General Commercial)	Approved by BCC	October 1997
UC-1253-97	Use permit to upgrade an existing overhead power line	Approved by PC	August 1997

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Corridor Mixed-Use (less than 18 du/ac)	CG (AE-60 & MPO)	Office complex

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
South	Corridor Mixed-Use (less than 18 du/ac)	RM50 (AE-60 & MPO)	Multi-family residences
East	Corridor Mixed-Use (less than 18 du/ac)	CG (AE-65, AE-50, & MPO)	Retail complex
West	Public Use	CG (AE-60)	NV Energy substation

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request is consistent with the Master Plan and is in compliance with Title 30.

Analysis

Comprehensive Planning

A special use permit is considered on a case by case basis in consideration of the standards for approval. Additionally, the use shall not result in a substantial or undue adverse effect on adjacent properties, character of the neighborhood, traffic conditions, parking, public improvements, public sites or right-of-way, or other matters affecting the public health, safety, and general welfare; and will be adequately served by public improvements, facilities, and services, and will not impose an undue burden.

Staff finds that the proposed kennel supports Goal WP-3 of the Master Plan which encourages the revitalization of established commercial corridors. In addition, the proposed kennel supports Policy WP-3.1 regarding adaptive reuse and repurposing of vacant buildings which are practical and consistent with development to promote reinvestment in Winchester/Paradise and support sustainability initiatives. Therefore, staff can support this request.

Staff Recommendation

Approval.

If this request is approved, the Board and/or Commission finds that the application is consistent with the standards and purpose enumerated in the Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- Applicant is advised within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Applicant is advised that Nevada Department of Transportation (NDOT) permits may be required.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that the property is already connected to the CCWRD sewer system; and if any existing plumbing fixtures are modified in the future, then additional capacity and connection fees will need to be addressed.

TAB/CAC:**APPROVALS:****PROTESTS:****APPLICANT:** CHEYANNE HWANG**CONTACT:** CHEYANNE HWANG, 8568 GARDEN VALLEY COURT, LAS VEGAS, NV 89178