

09/05/23 PC AGENDA SHEET

KENNEL
(TITLE 30)

RAINBOW BLVD/CACTUS AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-23-0428-MEQ-CACTUS & RAINBOW, LLC:

USE PERMIT to allow for a kennel (dog daycare and boarding) within an existing retail building on a portion of 5.2 acres in a C-2 (General Commercial) Zone.

Generally located on the west side of Rainbow Boulevard, 320 feet north of Cactus Avenue within Enterprise. JJ/sd/syp (For possible action)

RELATED INFORMATION:

APN:

176-27-823-007

LAND USE PLAN:

ENTERPRISE - MID-INTENSITY SUBURBAN NEIGHBORHOOD (UP TO 8 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: 10415 Rainbow Boulevard
- Site Acreage: 0.8 pad site/5.2 shopping center
- Project Type: Kennel
- Number of Stories: 1
- Building Height (feet): 25
- Square Feet: 3,000
- Parking Required/Provided: 155/164 (overall shopping center)

Site Plan

The shopping center is located at the northwest corner of Rainbow Boulevard and Cactus Avenue. The retail building site is located in the northeast portion of the of the shopping center adjacent to Rainbow Boulevard. Cross access to the adjacent shopping center is shown on the plans and allows for adequate on-site parking. Parking is equitably distributed throughout the site with the majority of the parking spaces shown in the middle of the site. Two access points are shown from Rainbow Boulevard and Cactus Avenue.

Landscaping

Landscaping is located throughout the site and changes to the existing landscaping is neither required nor proposed with this application.

Elevations

The building is 1 story, up to 25 feet high, and similar in design with the shopping center as a whole and consists of decorative CMU block, reveal bands, awnings, and aluminum storefront window systems.

Floor Plans

The plans depict a floor plan with kennels for the boarding of dogs with play areas, grooming area, office and lobby.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant states their business is a small, local business that plans to operate an indoor, interactive pet daycare that also includes overnight boarding, pet bathing, transportation, with minimal retail sales, as a franchisee of Hounds Town USA.

Prior Land Use Requests

Application Number	Request	Action	Date
DR-22-0228	Vehicle maintenance (smog testing) facility within an existing shopping center	Approved by BCC	June 2022
DR-18-0146	Shopping center	Approved by BCC	April 2018
VS-1094-17	Vacated and abandoned right-of-way and easements	Approved by PC	February 2017
WS-0656-17	Modified street standards and design review for a restaurant with drive-thru, retail building, convenience store with fueling canopy, and vehicle wash in conjunction with the first phase of a proposed shopping center	Approved by BCC	September 2017
ZC-0126-17	Reclassified this site to C-2 zoning for a mini-warehouse facility and future commercial development	Approved by BCC	May 2017
MP-1009-02	Specific Plan for Mountain's Edge Master Planned Community	Approved by BCC	December 2002

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RUD & C-2	Single family residential & undeveloped

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	Planned Land Use Category	Zoning District	Existing Land Use
South	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	R-3 & C-2	Single family residential & undeveloped
East	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	M-1	Water reservoir for the Las Vegas Valley Water District
West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	C-2	Mini-warehouse facility

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request meets the goals and purposes of Title 30.

Analysis

Comprehensive Planning

A use permit is a discretionary land use application that is considered on a case by case basis in consideration of Title 30 and the Master Plan. One of several criteria the applicant must establish is that the use is appropriate at the proposed location and demonstrate the use shall not result in a substantial or undue adverse effect on adjacent properties.

The proposed use is located within a retail commercial building, which caters to additional commercial uses, and the proposed use is appropriate and beneficial to the surrounding neighborhood. Per the applicant, all the dogs will be well supervised for safety reasons and employees will ensure that any excessive noise and odor is minimized. Staff does not foresee any negative impacts with the proposed use; therefore, staff is in support of 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 that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; 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; and that this application must commence within 2 years of approval date or it will expire.

Public Works - Development Review

- No comment.

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 that if any existing plumbing fixtures are modified in the future, then additional capacity and connection fees will need to be addressed.

TAB/CAC: Enterprise - approval.

APPROVALS:

PROTESTS:

APPLICANT: RAVEN'S DOGHOUSE, INC.

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