

KENNEL
(TITLE 30)

RUSSELL RD/PECOS RD

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
UC-23-0712-NOVAL LP:

USE PERMIT for a kennel (animal daycare, boarding and grooming) in conjunction with an existing shopping center on 11.0 acres in a C-2 (General Commercial) Zone in the Russell Road Transitional Corridor Overlay District.

Generally located on the southwest corner of Russell Road and Pecos Road within Paradise.
JG/jud/syp (For possible action)

RELATED INFORMATION:

APN:
162-36-502-001; 162-36-502-002; 162-36-502-003

LAND USE PLAN:
WINCHESTER/PARADISE - CORRIDOR MIXED-USE

BACKGROUND:
Project Description

General Summary

- Site Address: 5715 S. Pecos Road
- Site Acreage: 11
- Project Type: Kennel and pet services
- Square Feet: 4,550 (Suites A-1, 4J & 4K)
- Parking Required/Provided: 603/639

Site Plans

Overall, the shopping center includes a linear building along the west and south sides of the site, and 4 pad sites located in the northeast corner of the site near the intersection of Russell Road and Pecos Road. Access to the shopping center is provided by 4 driveways from Russell Road along the north side and 2 driveways from Pecos Road along the east side.

The plans show a 4,550 square foot lease area for a proposed kennel located on the linear building along the west side of the site within the existing shopping center. There will be no outside kennel at this facility. The maximum capacity for boarding animals is 40 animals at one time. The maximum capacity overall for pet services and boarding is 90 animals.

Landscaping

There are no proposed changes to the existing landscaping.

Elevations

The photo shows an existing linear building on the west side of the site consisting of stucco, tile roof, and architectural pop outs. The color scheme consists of earth tones, light blue, and light red for color accents. No exterior changes are proposed to the existing building.

Floor Plan

The plan depicts a 4,550 square foot space consisting of 3 consecutive suites with kennels for boarding dogs and cats, indoor play areas, grooming areas, office, and lobby.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant states the business will cater to dogs and cats for fully interactive daycare, overnight boarding, and spa services. Furthermore, the applicant states the mission of the business is to provide a clean, friendly, and vibrant location for dogs and cats to come and play with their furry friends. The business will be partnering with local shelters, veterinarian clinics, and charities.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-20-0361	Supper club and outside dining/drinking area	Approved by PC	October 2020
UC-0522-16	Supper club and outside dining/drinking area in the same location as this application - expired	Approved by PC	September 2016
UC-0560-12	Recreational facility (miniature golf and laser tag) in conjunction with an existing shopping center	Approved by BCC	November 2012
ZC-0589-11	Reclassified a portion of the shopping center from C-1 and C-2 to C-2 zoning for an existing shopping center with waivers for landscaping and setback requirements	Approved by BCC	January 2012
UC-1210-96 (ET-0330-99)	First extension of time to review an outside eating area in conjunction with an existing pizzeria restaurant - expired	Approved by PC	August 1999
UC-1210-96	Outside eating area in conjunction with an existing pizzeria restaurant in a different tenant space from the subject application - expired	Approved by PC	August 1996
AC-173-85	Architectural supervision to construct and maintain a shopping center	Approved by PC	November 1985

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-176-83	Reclassified a portion of the site to C-1 and C-2 zoning for a shopping center and R-D zoning on the adjacent residential development located on the west and south sides of the development	Approved by BCC	October 1983

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Neighborhood Commercial	R-E, C-P, & C-1	Single family residential, office conversion from a single family residential, office development, & convenience store with gasoline sales and retail building
South & West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	R-D	Single family residential
East	Corridor-Mixed Use & Urban Neighborhood	C-1 & R-3	Restaurant with drive-thru & multiple family residential

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 shopping center, which caters to additional commercial uses, and the proposed use is appropriate and beneficial to the surrounding neighborhood. Per the applicant, all the dogs and cats will be kept indoors. 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 has adopted a rewrite to Title 30 effective January 1, 2024, 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.

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: Paradise - approval.

APPROVALS:

PROTESTS:

APPLICANT: HEATHER HANNEGAN

CONTACT: HEATHER HANNEGAN, 2809 POSEIDON SHORE AVE, HENDERSON, NV 89052