

06/21/22 PC AGENDA SHEET

SWAP MEET
(TITLE 30)

CHARLESTON BLVD/SLOAN LN

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
UC-22-0247-INTERAGRO INC:

USE PERMIT for a swap meet (indoor) on 2.2 acres in a C-1 (Local Business) Zone.

Generally located on the south side of Charleston Boulevard and the west side of Sloan Lane within Sunrise Manor. TS/lm/syp (For possible action)

RELATED INFORMATION:

APN:
161-04-520-004

LAND USE PLAN:
SUNRISE MANOR - NEIGHBORHOOD COMMERCIAL

BACKGROUND:
Project Description

General Summary

- Site Address: 5755 E. Charleston Boulevard
- Site Acreage: 2.2
- Project Type: Swap meet (indoor)
- Number of Stories: 1
- Building Height (feet): 29
- Square Feet: 17,145
- Parking Required/Provided: 69/137

Site Plan & Request

The plan depicts an existing retail building to be converted into an indoor swap meet. The site has access to Charleston Boulevard and Sloan Lane. The building was originally constructed for a drug store with a drive-thru service window (Rite Aid). The drive-thru window will not be used as part of the swap meet.

Landscaping

There are no proposed changes to the existing landscaping.

Elevations

The existing building is approximately 29 feet in height and constructed of painted block and stucco. There are no proposed changes to the exterior of the building.

Floor Plans

The use will be conducted within the existing building and consist of stalls ranging in size from 8 feet by 10 feet to 12 feet by 14 feet.

Signage

Signage is not a part of this request.

Applicant’s Justification

The applicant indicates that the site is well positioned and physically suitable for the use with multiple points of ingress/egress and ample parking.

Prior Land Use Requests

Application Number	Request	Action	Date
VC-0810-99	Allowed a second on-premises sign on Charleston Boulevard	Approved by PC	July 1999
VS-0575-99	Vacated driveway easements	Approved by BCC	June 1999
ZC-1235-98	Reclassified 3.1 acres to C-2 zoning for a shopping center (west of subject parcel)	Approved by BCC	September 1998
VS-1166-98	Vacated driveway easements	Approved by PC	September 1998
UC-0162-98	Drive-thru restaurant with outside dining	Approved by PC	March 1998
DR-2145-97	Drug store with drive-thru service window	Approved by PC	January 1998
TM-500209-97	1 lot commercial subdivision on 5.6 acres	Approved by PC	October 1997
ZC-1138-96	Reclassified 5.7 acres to C-1 zoning	Approved by BCC	August 1996

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Neighborhood Commercial & Compact Neighborhood (up to 18 du/ac)	C-1 & R-3	Retail & Multiple Family Residential
South	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	R-2	Single Family Residential
East & West	Corridor Mixed-Use	C-2	Shopping Center

STANDARDS FOR APPROVAL:

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

Analysis

Current 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.

Staff finds that the proposed use will be conducted solely indoors and will be compatible with the surrounding commercial uses.

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:

Current 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: Sunrise Manor - approval.

APPROVALS:

PROTESTS:

APPLICANT: INTERAGRO INC

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