

04/07/26 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**UC-26-0079-CHON YOUNG S TRUST & CHON YOUNG S TRS:**

**USE PERMIT** for a proposed kennel.

**DESIGN REVIEW** for a proposed kennel with an outdoor dog run/play area in conjunction with an existing commercial complex on a 0.94 acre portion of a 1.80 acre site in a CG (Commercial General) Zone.

Generally located north of Tropicana Avenue and east of Fort Apache Road within Spring Valley. JJ/md/kh (For possible action)

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RELATED INFORMATION:

**APN:**

163-20-415-002 through 163-20-415-004 ptn

**LAND USE PLAN:**

SPRING VALLEY - CORRIDOR MIXED-USE

**BACKGROUND:**

**Project Description**

General Summary

- Site Address: 9310 W. Tropicana Avenue
- Site Acreage: 0.94 (site)/1.80 (overall)
- Project Type: Kennel
- Number of Stories: 1
- Building Height (feet): 24
- Square Feet: 8,000 (indoor kennel)/2,937 (outdoor play area)
- Parking Required/Provided: 53/64

**History & Request**

The project site was reclassified to a CG (formerly C-2) zoning district by the Board of County Commissioners in 1995 via ZC-1447-95 for a shopping center. A subsequent design review for a proposed restaurant, DR-1728-02, was approved by the Planning Commission in January 2003. An administrative design review, ADR-20-900407, was approved in October 2020 converting the existing restaurant into a retail liquor store. An addition to the commercial building was also approved with that design review. The applicant is now proposing to refurbish and convert the vacant commercial building (APN 163-20-415-002) into a dog kennel with a proposed outdoor dog run located immediately to the southeast of the building. A use permit is required as the kennel is not accessory to an animal hospital and includes an outdoor dog run/play area.

### Site Plans

The plans depict an existing 1 story commercial building within an existing commercial complex. The complex consists of 3 existing buildings, each located on separate parcels, with cross access provided between the properties. The subject property, APN 163-20-415-002, is the southernmost parcel along the Tropicana Avenue street frontage. A proposed outdoor dog run, measuring 2,937 square feet in area, is located immediately south of the commercial building. The dog run is secured by an 8 foot high decorative “ecostone” molded fence. The demolition of 8 parking spaces is required to accommodate the dog run/play area. The commercial complex requires 53 parking spaces where 64 parking spaces are provided. Access to the site is granted via a single, existing commercial driveway along Tropicana Avenue. The existing attached sidewalk adjacent to Tropicana Avenue will not be modified.

### Landscaping

The landscape plans depict large trees planted 30 feet on center within the street landscape area along Tropicana Avenue, in addition to shrubs and groundcover. Existing parking lot landscaping is equitably distributed throughout the site and several deceased trees will be replanted with either medium or large species.

### Elevations

The plans depict an existing single story commercial building measuring up to 24 feet to the top of the parapet wall. The exterior of the building is stucco coated and will be repainted with a beige color. Decorative, aluminum storefront doors are proposed at the entrance to the kennel, on the west elevation of the building.

### Floor Plans

The plans depict an indoor kennel measuring 8,000 square feet in area. The kennel consists of individual suites for dogs, play areas, offices, restrooms, a reception area, and miscellaneous other rooms. The outdoor dog run/play area measures 2,937 square feet and consists of large and small dog play areas, in addition to a 1 on 1 play yard.

### Applicant’s Justification

A use permit for a kennel is appropriate at this location for the following reasons: 1) the site is part of a larger commercial center; 2) the site is located along Tropicana Road, Fort Apache Road, and the 215 Beltway, all busy commercial corridors; and 3) there are no residential uses or other conflicting uses in the vicinity. As part of the remodeling and build out of the kennel, exterior and interior sound attenuation materials will be utilized to help mitigate and reduce sound levels. Additionally, the site is not located near any residential, hospitals, schools, daycares or any other uses where noise could be a factor.

### **Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
ADR-20-900407	Administrative design review for an addition (liquor store)	Approved by ZA	October 2020
TM-0074-03	Tentative map for a 1 lot commercial subdivision	Approved by PC	April 2003

**Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
DR-1728-02	Design review for a restaurant within a shopping center	Approved by PC	January 2003
DR-1055-02	Design review for a shopping center	Approved by PC	September 2002
ADR-900385-00	Administrative design review for a communication tower	Approved by ZA	November 2000
VS-1188-00	Vacation and abandonment of easements - recorded	Approved by PC	September 2000
ZC-1447-95 (WC-0244-98)	Waiver of conditions of a zone change for right-of-way dedication	Approved by BCC	July 1998
VS-0926-98	Vacation and abandonment of easements - expired	Approved by BCC	August 1998
TM-0148-98	Tentative map for a 1 lot commercial subdivision - expired	Approved by PC	July 1998
ZC-1447-95	Zone change which reclassified to C-2 (now CG) zoning for a shopping center	Approved by BCC	October 1995

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District (Overlay)</b>	<b>Existing Land Use</b>
North	Corridor Mixed-Use	CG	Restaurant
South	Corridor Mixed-Use	CG	Shopping center
East	Corridor Mixed-Use	RM50*	Multi-family
West	Corridor Mixed-Use	CG	Commercial complex

\*Immediately to the east of the subject property is the 215 Beltway.

**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**

Use Permit

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's primary concerns with kennels are to ensure compatibility with existing and planned surrounding land uses especially residential uses and that there is adequate on-site parking. Staff

finds that a kennel is appropriate at this location and complies with the parking requirements of the commercial complex. The proposed kennel should not have an adverse or negative impact on the surrounding commercial development and is not in proximity to any residential uses. This request creates an appropriate shared use of existing facilities and the proposed use places no additional demands on the site in terms of required parking, landscaping, or other design features. Therefore, staff can support this request.

#### Design Review

Development of the subject property is reviewed to determine if 1) it is compatible with adjacent development and is harmonious and compatible with development in the area; 2) the elevations, design characteristics and others architectural and aesthetic features are not unsightly or undesirable in appearance; and 3) site access and circulation do not negatively impact adjacent roadways or neighborhood traffic.

Staff has no objection to the exterior improvements to the commercial building as the design elements are consistent and compatible with the existing commercial complex. The outdoor dog run/play area is secured and screened by an 8 foot high decorative wall and will not be visible from the right-of-way. Therefore, staff recommends approval 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**

- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance.
- 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**

- 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:** Spring Valley - approval.

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** LUXURY PET HOTELS INVESTMENTS

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