

11/01/22 PC AGENDA SHEET

SECONDHAND SALES
(TITLE 30)

ROBINDALE RD/LAS VEGAS BLVD S

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-22-0515-7680 SOUTH LAS VEGAS BLVD, LLC:

USE PERMIT for proposed secondhand sales within an existing shopping center on a portion of 5.1 acres in an H-1 (Limited Resort and Apartment) Zone.

Generally located on the north side of Robindale Road and the east side of Las Vegas Boulevard South within Enterprise. MN/sd/syp (For possible action)

RELATED INFORMATION:

APN:

177-09-210-005 ptn

LAND USE PLAN:

ENTERPRISE - ENTERTAINMENT MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: 7680 Las Vegas Boulevard South
- Site Acreage: 5.1 (portion)
- Project Type: Secondhand sales
- Number of Stories: 1
- Building Height (feet): 32
- Square Feet: 51,556
- Parking Required/Provided: 271/272

Site Plan

The site plan depicts an existing retail and restaurant building on the northeast corner of Las Vegas Boulevard South and Robindale Road. The building is a part of the overall shopping center of the Las Vegas South Premium Outlet Mall. The L-shape building has entrances to the lease spaces which primarily face a northeasterly direction. Access to the site is provided via driveways along Las Vegas Boulevard South and Robindale Road. Furthermore, cross access is provided via internal drive aisles throughout the shopping mall. Parking is located along the perimeter of the site, including parking spaces adjacent to the building and shared parking to the north and eastern parcels. The applicant is proposing to open a Goodwill store at this location as part of the existing retail uses and is located within the center portion of the existing building. The roll-up door used for drop-off and collections exists and faces towards Robindale Road.

Landscaping

Perimeter landscaping and parking lot landscaping are located throughout the site. No changes to the landscaping are proposed or required with this request.

Elevations

Elevation plans depict a 1 story commercial building with an overall height of 32 feet. The existing exterior materials include stucco walls, a parapet roof, and black aluminum store front and window systems.

Floor Plans

The plans submitted include an open retail floor space, breakroom, changing rooms, offices, checkout stands, utility room, and roll-up door adjacent to the area for collection items that have been donated. The roll-up door is located on the southwest corner and will allow for pedestrian drop-off points and also allow drive-up donations.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant states the request is to establish a secondhand sales store whose purpose is to benefit a substantial portion of the population, including job training for local employers. In addition, Goodwill provides programs for education and hands on experience to anyone needing job skills.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-21-0377	Live entertainment and hookah lounge	Approved by BCC	September 2021
UC-0477-16	Allowed restaurants, art gallery studio, personal services, photographic studio, and sporting goods	Approved by BCC	September 2016
ADR-0324-15	Exterior façade model and landscape improvement of an existing shopping center	Approved by ZA	April 2015
ADR-0097-06	Exterior tower feature in conjunction with an existing shopping center	Approved by ZA	February 2006
TM-0217-95	1 lot commercial subdivision for the existing Las Vegas South Premium Outlets	Approved by PC	September 1995
ZC-137-91	Reclassified the site and the remaining undeveloped areas of Las Vegas South Premium Outlets	Approved by BCC	October 1991

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Entertainment Mixed-Use	H-1	FedEx office print center, Las Vegas South Premium Outlet, & restaurant pad-sites
South	Entertainment Mixed-Use	H-1	Bootleggers Italian Bistro

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
East	Entertainment Mixed-Use	H-1	Marriot Hotel & retail/restaurant buildings
West	Entertainment Mixed-Use	H-1	Undeveloped

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 does not anticipate any negative impacts to the existing development in terms of inadequate parking or a change in the character of the complex by locating a secondhand sales business within the shopping center. The existing shopping center has adequate parking available on-site, and the proposed business will not intensify the existing uses on the property. 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:**Current Planning**

- Drive aisles shall remain free and clear to allow free movement of vehicles;
- Parking spaces to be used for parking of vehicles only.
- 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: GOODWILL INDUSTRIES OF SOUTHERN NEVADA

CONTACT: GOODWILL INDUSTRIES OF SOUTHERN NEVADA, 250 E. PILOT RD.,
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