



Planning Commission Agenda Item

Date: April 14, 2021

Item No: 10.

TO: Planning Commission

FROM: Marc Jordan, Director Land Development & Community Services
Prepared By: Amy Michaels

SUBJECT: SUP-13-2021 HOLLYWOOD HAIR & BEAUTY SALON (Public Hearing).
Applicant: Rafael Yovany Paiz. Request: A special use permit in a PUD (Planned Unit Development District) to allow a personal service establishment. Location: 2500 Flower Avenue.

RECOMMENDATION: APPROVAL WITH CONDITIONS

PROJECT DESCRIPTION: (APN 139-24-312-038).

The applicant is requesting Planning Commission approval of a special use permit to allow a personal services establishment (hair salon) located at 2500 Flower Avenue. The property is .14 acres (1,182 square feet) and is zoned PUD, Planned Unit Development District. The Comprehensive Plan Land Use designation for the subject site is Downtown Business District.

BACKGROUND INFORMATION:

Previous Action
City Council approved Ordinance No. 2616 (ZN-05-12) on August 1, 2012 to rezone the property at 2500 Flower Avenue from R-1, Single-Family Low Density District to a PUD, Planned Unit Development District to allow a professional office.

RELATED APPLICATIONS:

Application #	Application Request
N/A	

GENERAL INFORMATION:

	Land Use	Zoning	Existing Use
Subject Property	Downtown Business District	PUD, Planned Unit Development District	Vacant building
North	Downtown Business District	C-P, Professional Office Commercial	Office
South	Downtown Business District	PID, Planned Infill Development District	Office
East	Downtown Business District	R-1, Single-Family Low Residential District	Existing Residential Unit
West	Downtown Business District	C-P, Professional Office Commercial	Office

DEPARTMENT COMMENTS:

Department	Comments
Public Works:	Please see attached memorandum.
Police:	No Comment.
Fire:	No Comment.
Clark County School District:	No Comment.
Clark County Department of Aviation:	No Comment.

ANALYSIS

The applicant is requesting Planning Commission approval of a special use permit to allow a personal services establishment at 2500 Flower Avenue. The use permit is for a hair salon that will be 1,182 square feet in area and located in an existing building on the site.

City Council approved Ordinance No. 2616 (ZN-05-12) to rezone the parcel from R-1, Single-Family Low Density Residential District to a PUD, Planned Unit Development District. The PUD allowed for office uses on the site, personal services are allowed in the office category with a special use permit.

Personal services generally involve the care of a person or a person's possessions. Personal services may include, but are not limited to laundromats, barber shops, beauty

salons, music schools, informational and instructional services, tanning salons, and portrait studios.

After the PUD, Planned Unit Development was approved in 2012, the applicant constructed a new building on the site. The new building meets the commercial design standards. The new building contains stucco and is painted tan and beige with black accents. The new building meets the commercial design standards.

The proposed hair salon contains five (5) stations. The parking requirements for a personal services establishment is one (1) space per 250 square feet of GFA. The building is 1,182 square feet in size and requires four (4) parking spaces. The site plan submitted contains five (5) parking space and is in compliance with code requirements.

The landscaping along Civic Center Drive was removed during the construction of the new building on the site. There is currently an existing sidewalk at the back of curb and the applicant will need to landscape the area between the sidewalk and walkway to the building. The applicant will also need to add landscaping next to the building as shown on the elevation photograph.

The proposed hair salon is located within a PUD, Planned Unit Development within the Downtown Business District. Personal services are allowed with the approval of a special use permit and staff does not anticipate a negative impact on the neighborhood from the proposed use and approval is warranted.

Requirements for Approval of a Special Use Permit

In accordance with the Zoning Ordinance, the Planning Commission may, by motion, grant a special use permit if the Planning Commission finds, from the evidence presented, that all of the following facts exist:

1. The proposed use is consistent with the Comprehensive Master Plan and all applicable provisions of this Code and applicable State and Federal regulations;
2. The proposed use is consistent with the purpose and intent of the zoning district in which it is located and any applicable use-specific standards and criteria in Chapter 17.20 of this Code;
3. The proposed use is compatible with adjacent uses in terms of scale, site design, and operating characteristics (such as, but not limited to, hours of operation,

traffic generation, lighting, noise, odor, dust, and other external impacts);

4. Any significant adverse impacts anticipated to result from the use will be mitigated or offset to the maximum extent practicable; and
5. Facilities and services (including sewage and waste disposal, water, gas, electricity, police and fire protection, and roads and transportation, as applicable) will be available to serve the subject property while maintaining adequate levels of service for existing development.

CONDITIONS:

Planning and Zoning:

1. Unless expressly authorized through a variance, waiver or another approved method, this development shall comply with all applicable codes and ordinances.
2. The hair salon shall be limited to five (5) stations.

ATTACHMENTS:

Ordinance No. 2616
Public Works Memorandum
Letter of Intent
Site Plan
Elevations
Photo Elevation
Clark County Assessor's Map
Location and Zoning Map