



## AGENDA MEMO

PLANNING COMMISSION MEETING DATE: NOVEMBER 20, 2008

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: TXT-30778 - APPLICANT/OWNER: CITY OF LAS VEGAS

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### \*\* CONDITIONS \*\*

**STAFF RECOMMENDATION:** APPROVAL, subject to:

1. Section VII (D)(2)(3) of the Las Vegas Downtown Centennial Plan, 18b The Las Vegas Arts District Permitted Uses, is hereby amended as follows:

#### 3. Office and Professional Uses

- Financial Institution without Drive-through
- Hypnotherapy
- Medical Office
- Office, Other Than Listed

2. Section VII (D)(2)(5) of the Las Vegas Downtown Centennial Plan, 18b The Las Vegas Arts District Permitted Uses, is hereby amended as follows:

#### 5. Retail and Personal Services

- Antique/Collectible Store
- Astrologer, Hypnotist, or Psychic Art and Science (Special Use Permit required)
- Banquet Facility
- Catering Service
- Copy Center
- Dry Cleaners
- General Personal Service
- General Retail, other than listed, 3,500 sq. ft. or less.
- Hotel Lounge Bar (Special Use Permit required)
- Jewelry Store, Class III (Special Use Permit required)
- Jewelry Store, New
- Laundry, Self-Service
- Liquor Establishment-Tavern (Special Use Permit required)
- Massage, Accessory
- Museum or Art Gallery-Private
- Restaurant with Service Bar (Special Use Permit required)
- Restaurant, 2,000 sq. ft or more, w/o Drive-Through

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- Restaurant 2,000 sq. ft. or less, w/o Drive-Through
- Sale of new and used vehicles within an entirely enclosed building, with no automotive repair (Special Use Permit required)
- Supper Club (Special Use Permit required)
- Tattoo Parlor/Body Piercing Studio (Special Use Permit required)
- New and used Books
- New and Used/Vintage Clothing
- New and Used CDs/Records/Videos
- Urban Lounge (Special Use Permit required)
- Wedding Chapel

**\*\* STAFF REPORT \*\***

**PROJECT DESCRIPTION**

This is a request to amend the Las Vegas Downtown Centennial Plan to add three uses, Office, Other Than Listed, Banquet Facility, and Massage, Accessory, to the list of permitted uses within the 18b The Las Vegas Arts District.

**BACKGROUND INFORMATION**

<i>Related Relevant City Actions by P&amp;D, Fire, Bldg., etc.</i>	
07/05/00	The City Council adopted the Las Vegas Downtown Centennial Plan. The Planning Commission recommended the document be adopted at its meeting on 04/27/00
12/04/02	The City Council adopted Ordinance No. 5550 that updated various design standards as part of the Downtown Centennial Plan and applicable to the Downtown Overlay District
02/05/03	The City Council adopted Ordinance No. 5566 that established standards for outdoor dining in the Downtown Overlay District of the Las Vegas Downtown Centennial Plan
08/13/03	The City Council adopted GPA-2591 to amend the Las Vegas Downtown Centennial Plan to include a revised definition of the boundaries of the Arts District, to include design standards for the Arts District, to establish permissible uses for the Arts District, to provide corrected station locations of the Las Vegas Monorail and establish standards for development adjacent to the monorail route, to revise elements of the streetscape and design standards, and to correct the Downtown Las Vegas Centennial boundaries
11/05/03	The City Council adopted GPA-3000 to amend the Las Vegas Downtown Centennial Plan to include urban trail objectives and locations
11/05/03	The City Council adopted GPA-3130 to amend the Las Vegas Downtown Centennial Plan to include a revised definition of the boundaries of the Arts District, to revise the design standards for the Arts District, to include a revised definition of the boundaries of the Office District, and to correct minor elements of the Downtown Centennial Plan
10/21/04	The City Council adopted GPA-5015 to amend the Las Vegas Downtown Centennial Plan to include the Scenic Byway urban trail along both sides of Las Vegas Boulevard between Sahara and Washington Avenues
09/21/05	The City Council adopted Resolution 85-2005 adopting 18b The Las Vegas Arts District as the official name of the Downtown Arts District in the Las Vegas Downtown Centennial Plan

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01/03/07	The City Council adopted Ordinance Number 5857 that adopted an updated version of the Las Vegas Downtown Centennial Plan
10/17/07	The City Council adopted Ordinance Number 5941 which amended various sections of the plan to update land use, detailed graphics, clarify verbiage, edit chapter numbering and revise maps and tables. The Planning Commission and staff recommended approval.
09/16/08	The 18b Las Vegas Arts District Board voted to support the inclusion of Office, Other Than Listed, Banquet Facility, and Massage, Accessory as permitted uses within the district.

**ANALYSIS**

The 18b Arts District Neighborhood Association was approached by developers interested in investing in the district who requested the group look at a more diverse list of uses suitable to an arts district. As a part of those discussions the Banquet Facility; Massage, Accessory and Office, Other Than Listed uses were indentified as appropriate.

The 18b Arts District Board supports the addition of Banquet Facility; Massage, Accessory and Office, Other Than Listed uses to further meet the needs of a vibrant arts district. The proposed uses will add to the viability of the district and are supported by staff for inclusion within the 18b The Las Vegas Arts District Permitted Uses listing.

These uses are defined in Title 19 as follows:

**Banquet Facility:** An establishment which is rented by individuals or groups to accommodate private functions such as banquets, weddings, anniversaries, and other similar celebrations. Such a use may or may not include: 1) Kitchen facilities for the preparation or catering of food; 2) The sale of alcoholic beverages for on-premises consumption, only during an event; and 3) Outdoor gardens or reception facilities.

**Massage, Accessory:** The performing of massage therapy or therapeutic massage that: 1) Is accessory to a principal permitted use that is one of the following:  
a) A medical office or physical rehabilitation clinic; b) A fitness and health center; c) A country club or golf course clubhouse; d) A hotel with more than one hundred rooms; or e) A facility similar in nature to any of the facilities listed above; 2) Does not occupy more than one hundred fifty square feet of space; and 3) Is not advertised on any exterior signage.

**Office, Other Than Listed:** A building or rooms used for conducting the affairs of a business, profession, service, industry or government other than those which are specifically listed in the Title. In this instance the applicable specified list is found in Section VII (D)(2) of the Las Vegas Downtown Centennial Plan, 18b The Las Vegas Arts District Permitted Uses.

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**FINDINGS**

The proposed text amendment will achieve the following:

- Add three uses, Office, Other Than Listed, Banquet Facility, and Massage, Accessory, to the list of permitted uses within the 18b The Las Vegas Arts District ;
- Increase the viability of the district by permitting an increased range of uses.

The following table summarizes all proposed changes:

<b>Code Requirements</b>	<b>Existing Regulations</b>	<b>Proposed Regulations</b>
Las Vegas Downtown Centennial Plan VII (D)(2)(3) Office and Professional Uses	• No allowance is made for general office uses. Only financial institutions (w/o drive-through), hypnotherapy and medical offices are permitted.	• Added: Office, Other Than Listed to the list of permitted uses to allow other office uses.
Las Vegas Downtown Centennial Plan VII (D)(2)(5) Retail and Personal Services	• No allowance is made for banquet facilities or an accessory massage use.	• Added: Banquet Facility. • Added: Massage, Accessory.

**NOTICES MAILED**

NEWSPAPER ONLY

**APPROVALS**

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**PROTESTS**

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