



City of Las Vegas

Agenda Item No.: 41.

**AGENDA SUMMARY PAGE PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: MAY 14, 2009**

**DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARGO WHEELER**

☐ Consent ☒ Discussion

SUBJECT:
TEXT-3409 - TEXT AMENDMENT PUBLIC HEARING - APPLICANT/OWNER: CITY
OF LAS VEGAS - Discussion and possible action to amend Title 19.04 Table 2 to revise the
regulations and applicable zoning code for the Boat & Trailer Dealership (New and Used) use,
All Wards

THIS ITEM WILL BE FORWARDED TO CITY COUNCIL IN ORDINANCE FORM

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

RECOMMENDATION:

NONE

BACKUP DOCUMENTATION:

Conditions and Staff Report

Motion made by MICHAEL E. BUCKLEY to Deny

Passed For: 6; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 1

MICHAEL E. BUCKLEY, VICKI QUINN, STEVEN EVANS, GLENN TROWBRIDGE,
RICHARD TRUESDELL, BYRON GOYNES; (Against-None); (Abstain-None); (Did Not Vote
-None); (Excused-KEEN ELLSWORTH)

Minutes:

CHAIR TROWBRIDGE declared the Public Hearing open.

MARGO WHEELER, Planning and Development, stated that the current Code allows certain
uses within the C-2, C-M and M zones. The C-2 zoning requires a special use permit. The C-M
and M zonings allow for it as a conditional use.

The proposal would allow C-1 zoning with the requirement that storage and sales be conducted
within an enclosed structure. Staff did not have a recommendation, as the Commission would
have to determine if the use is appropriate within C-1 zoning.

COMMISSIONER EVANS understood the value with the text amendment relative to enclosed
space; however, he was more concerned that the Text Amendment may open up a Pandoras Box
and create some unintended consequences. In addition, nuisances, such as larger boats, could
arise that previously did not exist, particularly in older Wards.

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COMMISSIONER BUCKLEY thought it was a good idea to distinguish between the sizes of the boats.

CHAIR TROWBRIDGE felt that the Commission may have different views from reading the text amendment, as he believed the amendment related to indoor retail sales and no storage.

COMMISSIONER TRUEDELL cautioned staff that sometimes sites, even grocery stores, become vacant lots that turn into used car lots. There is an existing problem with distressed C-1 zoning in the valley.

COMMISSIONER QUINN could not support the Text Amendment, as she agreed it needed further review and condensing.

CHAIR TROWBRIDGE declared the Public Hearing closed.

