



City of Las Vegas

Agenda Item No.: 52.

**AGENDA SUMMARY PAGE PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: MAY 27, 2010**

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

☐ Consent ☒ Discussion

SUBJECT:
EXT-3785 - TEXT AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - Discussion and possible action to amend Table 2 of Title 19.04 and the Town Center Development Standards. Motion to update standards and applicable districts for the Motor Vehicle Sales (New) use. Staff has NO RECOMMENDATION.

THIS ITEM WILL BE FORWARDED TO CITY COUNCIL IN ORDINANCE FORM

PROTESTS RECEIVED BEFORE

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

Planning Commission Mtg.

City Council Meeting

City Council Meeting

RECOMMENDATION:

Staff has NO RECOMMENDATION.

BACKUP DOCUMENTATION:

Proposed Amendment and Staff Report

Motion made by KEEN ELLSWORTH to Hold in abeyance to 6/24/2010

Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0

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

Minutes:

CHAIR TRUESDELL declared the Public Hearing open.

MARGO WHEELER, Director of Planning and Development, stated that the Text Amendment would allow the Motor Vehicle Sales (New) use to the SC-TC (Service Commercial) designation with a Special Use Permit (SUP). There would be minimum requirements to the SUP for this Motor Vehicle Sales (New) use. Staff did not have a recommendation.

CHAIR TRUESDELL asked for a plan to understand where these uses will be expanding.

COMMISSIONER EVANS verified with MS. WHEELER that when the Town Center was created, it narrowly defined where automobile sales could occur and the proposed Text Amendment would essentially extend that.

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MS. WHEELER discussed with COMMISSIONER TROWBRIDGE that requests were made to expand this particular use. DOUG RANKIN, Planning and Development, showed a map with areas in pink where this use would be permitted. CHAIR TRUESDELL remarked that areas where there is no viable retail, due to the current economic trends, might open to auto dealerships. There are four dealerships boarded up in the existing auto area. This would be a very significant change in Town Center.

COMMISSIONER EVANS was concerned because he recalls limiting automobile sales to specific parts of Town Center. It seems this has the potential of deviating from the Town Center concept.

CHAIR TRUESDELL stated he was trying to figure out what would those unintended consequences be in order to achieve the ultimate in Town Center for a long-range plan. Currently along Sahara Avenue and Decatur Boulevard, there are closed dealerships, but the use will never be changed to retail.

COMMISSIONER EVANS suggested holding the item in abeyance because he was not comfortable voting.

COMMISSIONER TROWBRIDGE felt this would expand the use in an area intended to be protected from these types of uses. It would not be a long-term benefit for the City, and car lots would pop up all over.

CHAIR TRUESDELL declared the Public Hearing closed.

