

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: SEPTEMBER 23, 2010

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: APPLICANT/OWNER: CITY OF LAS VEGAS

**** STAFF RECOMMENDATION(S) ****

<i>CASE NUMBER</i>	<i>RECOMMENDATION</i>	<i>REQUIRED FOR APPROVAL</i>
TXT-39217	Staff recommends APPROVAL.	



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** PROPOSED AMENDMENT(S) **

1. Table 2 of Title 19.04.010 is hereby amended by adding the description of the use “Auto Sales Showroom” in the “Auto & Marine Related” element of Table 2 as follows:

Table 2 – Auto & Marine Related

USE	RESIDENTIAL												COMMERCIAL						INDUSTRIAL		
Auto Sales Showroom	U	R-A	R-E	R-D	R-1	R-CL	R-2	R-3	R-4	R-5	R-MH	R-MHP	P-R	N-S	O	C-D	C-1	C-2	C-PB	C-M	M
																	<u>S</u>	<u>P</u>	<u>S</u>	<u>P</u>	<u>P</u>
Description: A completely enclosed facility for the display, storage and sale (or leasing) of new or used automobiles and trucks and related accessories. The term does not include Motor Vehicle Sales (New), Motor Vehicle Sales (Used), Motorcycle/Motor Scooter Sales or Boat & Trailer Dealership (New and Used) and any ancillary activities associated with these uses, including, but not limited to, vehicle service, vehicle repair and auto and truck rental.																					
On-site Parking Requirement: One space per 250 square feet of gross floor area.																					

2. Title 19.20.020 is hereby amended by adding hereto the term “Auto Sales Showroom” and its corresponding definition as follows:

Auto Sales Showroom. An enclosed facility for the display, storage and sale (or leasing) of new or used automobiles and trucks. The term does not include a Motor Vehicle Sales (New), Motor Vehicle Sales (Used), Motorcycle/Motor Scooter Sales or Boat & Trailer Dealership (New and Used) and any ancillary activities associated with these uses, including, but not limited to, vehicle service, vehicle repair and auto and truck rental.

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**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a request to amend Table 2 of Title 19.04 and Title 19.20 to add a description, parking regulations and a definition for the Auto Sales Showroom use. The Auto Sales Showroom use is proposed to be permitted as of right in the C-2 (General Commercial), C-M (Commercial/Industrial) and M (Industrial) Districts and permitted in the C-1 (Limited Commercial) and C-PB (Planned Business Park) Districts with approval of a Special Use Permit.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc</i>	
10/07/07	The City Council approved Ordinance No. 5941, thereby updating various use and design standards within the Downtown Centennial Plan, including the addition of the Motor Vehicle Sales use to 18b the Las Vegas Arts District.

Currently, the Motor Vehicle Sales (New) and Motor Vehicle Sales (Used) uses allow the sale of vehicles both on an outdoor lot and within an enclosed showroom. Accessory uses such as auto maintenance, automobile rental, sales of parts and accessories and car washes are permitted with restrictions. There is no separate use in Title 19.04 that restricts the sale, display and storage of motor vehicles (excluding motorcycles and motor scooters) to indoor locations only.

The Motor Vehicle Sales (New) and Motor Vehicle Sales (Used) uses are allowed only in the C-2, C-M and M Districts. New vehicle sales are conditionally permitted without regard to zoning district; however, used vehicle sales are permitted in the C-2 District only with approval of a Special Use Permit with waivable minimum use requirements.

ANALYSIS

The proposed amendment would create a new use entitled "Auto Sales Showroom" along with a definition of the use. This use would allow for the display, storage and sales of new and used motor vehicles only within a completely enclosed building, without ancillary facilities for repair and detailing. In contrast, a typical motor vehicle sales lot displays most of its inventory outdoors and contains ancillary facilities for maintenance, detailing, and storage of vehicles on the same site. Other classes of motor vehicles such as motorcycles, motor scooters, boats and recreational vehicles fall under various other use categories listed in Title 19.04 and thus would not be included in the definition of Auto Sales Showroom. A similar use was added to the list of permitted uses within the Arts District in the Downtown Centennial Plan in 2007 with approval of a Special Use Permit.

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The proposed amendment would permit the Auto Sales Showroom use with approval of a Special Use Permit in the C-1 and C-PB Districts, which would allow uses to be reviewed on a case-by-case basis. These districts allow most conventional retail uses, but currently do not allow automobile and truck sales. In the C-2, C-M and M Districts outside of the Arts District where motor vehicle sales are already allowed, the Auto Sales Showroom use would be a permitted use as long as the definition is satisfied. The definition of Auto Sales Showroom is intended to prohibit onsite outdoor display, storage and sales of vehicles, and any onsite vehicle service or maintenance, whether indoor or outdoor. For these activities, a more appropriate motor vehicle sales use in Title 19.04 should be used.

The parking requirement for the proposed use is one space per 250 square feet of gross floor area, matching the requirement for the Shopping Center use and many other Title 19 retail uses.

FINDINGS

The proposed text amendment will achieve the following:

- Establish a new use in Title 19.04 entitled Auto Sales Showroom that will be permitted as of right in the C-2, C-M and M Zoning Districts and a permitted use in the C-1 and C-PB Districts with approval of a Special Use Permit; and
- Add a definition of Auto Sales Showroom to Chapter 19.20 consistent with the proposed Land Use Table description.

The following table summarizes all proposed changes:

Code Requirements	Existing Regulations	Proposed Regulations
Title 19.04.010 Table 2 Land Use Tables	N/A	• Create table entry for Auto Sales Showroom use within the “Auto & Marine Related” element
Title 19.20.020 Definitions – Words and Terms Defined	N/A	• Adds a definition for Auto Sales Showroom

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NOTICES MAILED NEWSPAPER ONLY

APPROVALS 0

PROTESTS 0