



**AGENDA MEMO**

PLANNING COMMISSION MEETING DATE: APRIL 12, 2011

DEPARTMENT: PLANNING

ITEM DESCRIPTION: APPLICANT/OWNER: CITY OF LAS VEGAS

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

<i>CASE NUMBER</i>	<i>RECOMMENDATION</i>	<i>REQUIRED FOR APPROVAL</i>
TXT-41185	Staff recommends APPROVAL.	



**AGENDA MEMO**

**PLANNING COMMISSION MEETING DATE: APRIL 16, 2011**

**DEPARTMENT: PLANNING AND DEVELOPMENT**

**ITEM DESCRIPTION:**

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**\*\* PROPOSED AMENDMENT(S) \*\***

1. Table 1 of the Town Center Development Standards Manual is hereby amended by adding the use “Auto Sales Showroom” as follows:

**Permitted Uses - Table 1**

USE	GC	SC	UC	SX	MS	EC	L	ML	MLA	M	PF
Auto Sales Showroom	P	S	S			P					

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

**PROJECT DESCRIPTION**

This is a request to amend Table 1 of the Town Center Development Standards to add an Auto Sales Showroom Use. The Auto Sales Showroom Use is proposed to be permitted as of right in the GC (General Commercial) and the EC (Employment Center) Districts and permitted in the SC (Service Commercial) and UC (Urban Center Mixed Use) Districts with approval of a Special Use Permit.

**BACKGROUND INFORMATION**

<i>Related Relevant City Actions</i>	
11/07/01	The City Council adopts Bill No. 2001-100 that created the Town Center Development Standards Manual.
10/04/06	The City Council adopts Bill No. 2006-53 that revised the Town Center Development Standards Manual to provide for greater consistency with Title 19.
01/19/11	The City Council adopted Ordinance #6128, for a similar use outside of Town Center.

Currently, the Motor Vehicle Sales (New) and Motor Vehicle Sales (Used) uses are permitted in GC (General Commercial) and EC (Employment Center) Districts with conditions only. There is no separate use category in Town Center Development Standards that restricts the sale, display and storage of motor vehicles to indoor locations only.

**ANALYSIS**

The proposed amendment would create a new use entitled “Auto Sales Showroom” along with requirements of the use. This use would allow for the display, storage and sales of new and used motor vehicles only within completely enclosed buildings, without ancillary facilities for repair and detailing. 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. An amendment to Title 19 was approved by City Council on January 19, 2011 that permits this use in C-2 (General Commercial), C-M (Commercial/Industrial) and M (Industrial) zones and in C-1 (Limited Commercial) and C-PB (Planned Business Park) zones with 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 SC (Service Commercial) and UC (Urban Center), 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 GC (General Commercial) and EC (Employment Center) Districts where motor vehicle sales are already allowed, the Auto Sales Showroom use would be a permitted use as long as the requirements are satisfied. The requirements of Auto Sales Showroom are 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 shall 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 the Town Center entitled Auto Sales Showroom that will be permitted as of right in the GC (General Commercial) and EC (Employment Center) Districts and a permitted use in the SC (Service Commercial) and UC (Urban Center) Districts with approval of a Special Use Permit.

The following table summarizes proposed changes:

Code Requirements	Existing Regulations	Proposed Regulations
Town Center Development Standards Manual Table 1 Permitted Uses	N/A	Create a Use entry for Auto Sales Showroom.

**NOTICES MAILED**            N/A

**APPROVALS**                    0

**PROTESTS**                      0