



AGENDA MEMO

PLANNING COMMISSION MEETING DATE: AUGUST 9, 2011

DEPARTMENT: PLANNING

ITEM DESCRIPTION: APPLICANT/OWNER: CITY OF LAS VEGAS

** STAFF RECOMMENDATION(S) **

CASE NUMBER	RECOMMENDATION	REQUIRED FOR APPROVAL
TXT-42360	Staff recommends APPROVAL.	

** PROPOSED AMENDMENT(S) **

1. Table 1 of the Town Center Development Standards Manual is hereby amended by adding uses “Pet Boarding”, “Small Wind Energy Systems” and “Solar Panel” as follows:

Permitted Uses – Table 1

USE	GC	SC	UC	SX	MS	EC	L	ML	MLA	M	PF
Pet Boarding	C	C	C	S		C					
Small Wind Energy Systems	C	C	C	C	C	C	C	C	C	C	C
Solar Panel	C	C	C	C	C	C	C	C	C	C	C

2. Section B(3)(B) is hereby amended by adding Conditional Use requirements for “**Pet Boarding**” as follows:
 - a. The use shall comply with all minimum conditions, standards and requirements applicable to the use “Pet Boarding” in LVMC 19.12.
3. Section B(4)(B) is hereby amended by adding Special Use Permit requirements for “**Pet Boarding**” as follows:
 - a. The use shall comply with all minimum conditions, standards and requirements applicable to the use “Pet Boarding” in LVMC 19.12.

Proposed Amendment Page Two
August 9, 2011 - Planning Commission Meeting

4. Section B(3)(B) is hereby amended by adding Conditional Use Requirements for “**Small Wind Energy Systems**” as follows:
 - a. The use shall comply with all minimum conditions, standards and requirements applicable to the use “Small Wind Energy Systems” in LVMC 19.12.

5. Section B(3)(B) is hereby amended by adding Conditional Use Requirements for “**Solar Panel**” as follows:
 - b. The use shall comply with all minimum conditions, standards and requirements applicable to the use “Solar Panel” in LVMC 19.12.

Staff Report Page One
August 9, 2011 - Planning Commission Meeting

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a request to amend Table 1 of the Town Center Development Standards to add “Pet Boarding,” “Small Wind Energy Systems” and “Solar Panel Uses.” The Pet Boarding Use is proposed to be permitted as a Conditional Use in the GC (General Commercial), SC (Service Commercial), UC (Urban Center Mixed Use), EC (Employment Center Mixed Use), and in the SX (Suburban Mixed Use) District with approval of a Special Use Permit. The Small Wind Energy Systems and Solar Panel Uses are proposed to be permitted as Conditional Uses in all Districts. Staff recommends approval of the Pet Boarding Use, as it is similar to Animal Hospital, Clinic, Shelter, Without Outside Pens that is already a permitted use in Town Center. This use is also consistent with the Pet Boarding Use found in Title 19.12. Staff recommends approval of the Small Wind Energy Systems and Solar Panel Uses to conform to Nevada Revised Statute Chapter 701B as updated in the 2009 Legislative session.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc</i>	
11/07/01	The City Council adopted Bill No. 2001-100 that created the Town Center Development Standards Manual. The Planning Commission and staff recommended approval.
10/04/06	The City Council adopted Bill No. 2006-53 that revised the Town Center Development Standards Manual to provide for greater consistency with Title 19. The Planning Commission and staff recommended approval.

ANALYSIS

The proposed amendment would create new uses entitled “Pet Boarding,” “Small Wind Energy Systems” and “Solar Panel.” The Pet Boarding use would allow for the shelter, care, feeding, exercising, grooming or incidental medical care for household pets for remuneration or otherwise on a commercial basis, as well as a kennel operation. The use must be conducted per the standards described in Title 19.12 for Pet Boarding. The new use would be permitted in all Town Center zoning districts that currently permit an Animal Hospital, Clinic, Shelter, Without Outside Pens.

Staff Report Page Two
August 9, 2011 - Planning Commission Meeting

The “Small Wind Energy Systems” use is described as follows: A wind energy conversion system consisting of a wind turbine, a tower or supporting structure, and associated control or conversion electronics, which has a rated capacity of not more than 100kW and which is intended primarily to reduce on-site consumption of utility power. The use is not to be deemed an accessory structure. This use must be conducted per the standards described in Title 19.12.010 for Small Wind Energy Systems. The new use would be permitted in all Town Center zoning districts.

The “Solar Panel” use is described as follows: a small-scale unit that is designed and used, on an incidental or accessory basis, to generate power or heat (or both) to be supplied to the principal use of the site. This use must be conducted per the standards described in Title 19.12 for Solar Panel. The new use would be permitted in all Town Center zoning districts.

FINDINGS

The proposed text amendment will achieve the following:

- Establish a new use in Town Center entitled “Pet Boarding” that will be permitted as a Conditional Use in the GC (General Commercial), SC (Service Commercial), UC (Urban Center Mixed Use), EC (Employment Center Mixed Use) Districts, and in the SX (Suburban Mixed Use) District with approval of a Special Use Permit;
- Establish a new use in Town Center entitled “Small Wind Energy Systems” that will be permitted as a Conditional Use in all districts; and
- Establish a new use in Town Center entitled “Solar Panel” that will be permitted as a Conditional Use in all districts.

The following table summarizes the proposed changes:

Code Requirements	Existing Regulations	Proposed Regulations
Town Center Development Standards Manual Table 1 Permitted Uses	N/A	Create new use entries for Pet Boarding, Small Wind Energy Systems and Solar Panel.
Town Center Development Standards Manual B(3)(B)	N/A	Define the Conditions required for Pet Boarding in GC, SC, UC and EC Districts. Defines the Conditions required for Small Wind Energy Systems and Solar Panel for all Districts.
Town Center Development Standards Manual B(4)(B)	N/A	Define the Special Use Permit requirements for Pet Boarding in the SX District.

Staff Report Page Three
August 9, 2011 - Planning Commission Meeting

NOTICES MAILED NEWSPAPER ONLY

APPROVALS 0

PROTESTS 0