



Las Vegas

Agenda Item No.: 4.

**AGENDA SUMMARY PAGE
RECOMMENDING COMMITTEE MEETING OF: MARCH 31, 2009**

DEPARTMENT: CITY ATTORNEY
DIRECTOR: BRADFORD R. JEBBIC

Consent Discussion

SUBJECT:
Bill No. 2009-12 Amends the Town Center Development Standards Manual relating to the approval process and standards for car washes. Sponsored by: Councilman Steven D. Ross

Fiscal Impact:

- No Impact Augmentation Required
- Budget Funds Available

Amount:
Funding Source:
Dept./Division:

PURPOSE/BACKGROUND:

This bill will amend the Town Center Development Standards Manual to allow a full service or auto detailing car wash in the Service Commercial and Employment Commercial-Mixed Use Districts of Town Center by means of special use permit, and as a conditional use in the General Commercial District. This amendment will correct an error in a previous ordinance relating to this use and will make the process and standards consistent with Title 19.

RECOMMENDATION:

This bill should be submitted to a Recommending Committee for review, hearing and recommendation to the City Council for final action.

BACKUP DOCUMENTATION:

Bill No. 2009-12

Motion made by DAVID W. STEINMAN to Approve as Do Pass

Passed For: 2; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0
DAVID W. STEINMAN, RICKI Y. BARLOW; (Against-None); (Abstain-None); (Did Not Vote-None); (Excused-None)

Minutes:

CHIEF DEPUTY CITY ATTORNEY VAL STEED stated this bill will clearly define the car wash use as a Special Use for the Service Commercial (SC-TC) and Employment Commercial (EC-TC) Districts within the Town Center Development Standards Manual. Also, it will dictate that car wash is a conditional use within the General Commercial District (GC-TC), meaning that the use has to meet minimum conditions for administrative approval. Under the current Town Center Development Standards Manual, car wash is a permitted use. Under this bill, it would become a conditional use in the G-C district. He recommended approval.

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COUNCILMAN STEINMAN expressed concern with administrative approval of car washes, noting the impacted neighbors usually complained of noise and traffic from car wash uses. He suggested car wash uses should be reviewed by the Planning Commission and the City Council.

MARGO WHEELER, Director of Planning and Development, explained this use was being added to the Town Center Development Standards at the request of COUNCILMAN ROSS. She clarified that the use would require a Special Use Permit (SUP) in the SC-TC and EC-TC Districts. The use could be administratively approved in the (GC-TC) District if it met the minimum requirements. If staff determined that the use did not meet the minimum requirements, it would be referred to the City Council for their consideration. Also, any Councilmember could appeal any administrative approval within ten days and require approval of a SUP by the City Council.

