



AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: MAY 12, 2015
 DEPARTMENT: PLANNING
 ITEM DESCRIPTION: APPLICANT/OWNER: CITY OF LAS VEGAS

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

<i>CASE NUMBER</i>	<i>RECOMMENDATION</i>	<i>REQUIRED FOR APPROVAL</i>
TXT-58897	Staff recommends APPROVAL.	

**** PROPOSED AMENDMENT ****

1. LVMC 19.16.160(C)(5), Temporary Commercial Permit Permitted Uses, is hereby amended by amending condition number five entry as follows:

5. The sales of new or used automobiles, trucks, or boats at a shopping mall center use of at least 90 20 aggregate acres in size and located in the C-1 (or a less restrictive) Zoning District. At any one shopping center, no more than four sales events may occur within any twelve month period, and no one sale event may last more than three days. All sales and display of vehicles shall be on a paved surface.

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**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a request to amend LVMC 19.16.160(C)(5) regarding Temporary Commercial Permit by revising Permitted Uses as needed to modify the requirements for temporary events related to the sale of new and used automobiles.

ANALYSIS

The proposed amendment will amend the minimum requirements listed in LVMC 19.16.160(C)(5) regarding the sale of automobiles, trucks and boats associated with a Temporary Commercial Permit. This amendment will revise the minimum requirements to allow the sale of new and used vehicles in established Shopping Center uses and reduce the required minimum size from 90 acres to 20 aggregate acres; which will allow Shopping Centers uses which are not mapped as a commercial subdivision to be eligible. Title 19.12, indicates that the Shopping Center use is permitted in C-1 (Limited Commercial), C-2 (General Commercial), C-M (Commercial/Industrial) and M (Industrial) zoning districts only.

Previously, the Meadows Shopping Mall was the only site within the City’s jurisdiction which met the minimum zoning and 90 acre size criteria for holding a temporary auto sales event. Staff has determined that under the new criteria an additional 21 sites within the City’s jurisdiction will meet the criteria for holding a temporary auto sales event. All requirements pertaining to the occurrence and duration of proposed auto sales related Temporary Commercial Events will remain unchanged.

#	DESCRIPTION	ACRES	WARD	LOCATION
1	MEADOWS	*81.95	1	N/W Corner of Valley View Blvd & Meadows Ln
2	PARCEL MAP FILE 100 PAGE 85	21.66	1	S/W Corner of Alta Dr & Decatur Blvd
3	PT GOV LOT 7	29.46	1	N/E Corner of Sahara Ave & Decatur Blvd
4	PT SE4 SE4 SEC 01 21 60	20.03	1	N/W Corner of Sahara Ave & Decatur Blvd
5	RAINBOW PLAZA-PHASE 2	24.51	1	S/W Corner of Alta Dr & Rainbow Blvd
6	RAINBOW SAHARA	21.77	1	N/E Corner of Sahara Ave & Rainbow Blvd
7	WESTLAND FAIR	53.83	1	S/E Corner of Charleston Blvd & Decatur Blvd
8	HUALAPAI COMMONS	24.95	2	S/E Corner of Charleston Blvd & Hualapai Way
9	PARCEL MAP FILE 96 PAGE 79	25.25	2	S/E Corner of Sahara Ave & Crystal Water Way
10	PECCOLE RANCH TOWN CENTER	50.46	2	N/E Corner of Charleston Blvd & Rampart Blvd
11	VILLAGE AT QUEENSRIDGE	28.53	2	N/E Corner of Rampart Blvd & Alta Dr
12	WELLINGTON COML CENTER AMD	36.74	2	N/W Corner of Fort Apache Road & Sahara Blvd
13	PARCEL MAP FILE 115 PAGE 77	28.14	3	N/W Corner of Charleston Blvd & Nellis Blvd

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#	DESCRIPTION	ACRES	WARD	LOCATION
14	NORTHSHORE PROFESSIONAL OFFICE P	26.63	4	N/W Corner of Buffalo Dr & Cheyenne Ave
15	PARCEL MAP FILE 66 PAGE 42	22.41	4	N/E Corner of Rancho Dr & Craig Rd
16	SOUTH SHORES CENTER	20.14	4	N/E Corner of Rampart Blvd & Lake Mead Blvd
17	BEST IN THE WEST	34.81	5	N/E Corner of Lake Mead Blvd & Rainbow Blvd
18	PARCEL MAP FILE 81 PAGE 56	33.50	5	S/W Corner of Rainbow Blvd & Cheyenne Ave
19	PT NE4 NE4 SEC 28 20 61	20.88	5	S/W Corner of H St & Owens Ave
20	RANCHO BUSINESS PARK	21.99	5	N/E Corner of Rancho Dr & Gowan Rd
21	DECATUR & TROPICAL	36.34	6	N/W Corner of Decatur Blvd & Tropical Pkwy
22	SHADOW MOUNTAIN MARKETPLACE	35.02	6	S/W Corner of Decatur Blvd & Rome Blvd

**In 1976 recorded map Book 18, File 56 established the Meadows Mall subject site as a 106 acre commercial subdivision. The site was subdivided in 1978 per recorded map Book 23, Page 18 to create two commercial subdivisions, leaving the Meadows Mall site at 81.95 acres in size.*

FINDINGS

The proposed text amendment will achieve the following:

- Allow the sale of used automobiles, trucks and boats in conjunction with a Temporary Commercial Permit.
- Require that the Temporary Commercial Permit auto sales event take place in a subject site which meets the criteria of a Shopping Center land use
- Require that the Temporary Commercial Permit auto sales event take place in a subject site with an aggregate of 20 acres in size.

The following table summarizes all proposed changes:

Code Requirements	Existing Regulations	Proposed Regulations
19.16.160(C)(5) – Temporary Commercial Permit – <i>Permitted Uses</i>	Minimum Requirements: <ul style="list-style-type: none"> • Allows the sale of new automobiles, trucks and boats • C-1 zoning (or less restrictive) • Requires a Shopping Mall of at least 90 acres in size 	Minimum Requirements: <ul style="list-style-type: none"> • Allows the sale of new and used automobiles, trucks and boats • Requires the event take place on an established Shopping Center land use • Requires an aggregate subject site of 20 acres

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NEIGHBORHOOD ASSOCIATIONS NOTIFIED N/A

NOTICES MAILED RJ ONLY