



AGENDA MEMO - PLANNING

SPECIAL PLANNING COMMISSION MEETING DATE: AUGUST 14, 2018

DEPARTMENT: PLANNING

ITEM DESCRIPTION: APPLICANT/OWNER: CITY OF LAS VEGAS

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

CASE NUMBER	RECOMMENDATION	REQUIRED FOR APPROVAL
TXT-73681	Staff has NO RECOMMENDATION.	

**** NOTIFICATION ****

NEIGHBORHOOD ASSOCIATIONS NOTIFIED N/A

NOTICES MAILED Newspaper Notification Only

APPROVALS 0

PROTESTS 0

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**** PROPOSED AMENDMENTS ****

1. Title 19.12.010 (B), Permissible Uses – Land Use Tables, is hereby amended by deleting from Table 2 the entry for the “Short-Term Residential Rental” use.
2. Title 19.12.070, Permissible Uses – Permissible Use Descriptions and Applicable Conditions and Requirements, is hereby amended by deleting the entry for the “Short-Term Residential Rental” use.
3. Title 19.12.100(E), Permissible Uses – Similar and Prohibited Uses – Uses Expressly Prohibited, is hereby amended to read as follows:

E. Uses Expressly Prohibited

Without limiting the general applicability of Subsection (A) above, the commercial use of a residential dwelling unit for dwelling, lodging or sleeping purposes, wherein any individual guest rents or occupies the unit for a period of less than thirty-one consecutive calendar days, is prohibited except as otherwise permitted under this Title. This prohibition includes the use of a residential dwelling unit for activity defined as a Short-Term Residential Rental pursuant to Chapter 19.18.

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**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a request to amend LVMC Title 19, the Unified Development Code of the City of Las Vegas, to make the Short-Term Residential Rental use prohibited by repealing all provisions for the use, and to provide for other related matters

ANALYSIS

Since 2007, the city of Las Vegas has adopted six ordinances to address the influx of Short-Term Residential Rentals since the rise of the “sharing economy.” These have ranged from outright prohibition to allowing them under very specific conditions and requirements. The proposed amendment will once again prohibit Short-Term Residential Rentals, as defined in Chapter 19.18, in the city of Las Vegas. This will create a number of non-conforming uses where Business Licenses and Special Use Permits have been approved over the past decade since the use was made legal by adoption of Ordinance 5977 in March 2008.

FINDINGS

This amendment will accomplish the following:

1. Eliminate the Short-Term Residential Rentals use from the permissible use table thereby making the use prohibited in the city of Las Vegas.
2. Create a number of non-conforming Short-Term Residential Rentals where an entitlement has been established.