



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-73931	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. The Town Center Development Standards Manual, Section B: Development Uses is hereby amended by amending the following:
 - A. Section 2: Permitted Uses Matrix Legend shall be amended to remove Motor Vehicle Sales (Used) as a Conditional Use in the EC (Employment Center Mixed Use) land use district:

	GC	SC	UC	SX	MS	L	ML	MLA	M	PF	EC	MC
Motor Vehicle Sales (Used)	C										C	

- B. Section 3: Conditional Uses shall be amended as follows:

20) MOTOR VEHICLE SALES (USED, WITH NEW CAR SALES)

- a. The minimum site area shall be two acres, with a minimum building size of 25,000 square feet.
- b. The installation and use of an outside public address or bell system is prohibited.
- c. No used or discarded automotive parts or equipment shall be located in any open area outside of an enclosed building.
- d. All exterior lighting shall be screened or otherwise designed so as not to shine directly onto any adjacent parcel of land.
- e. Openings in service bays shall not face public rights-of-way and shall be designed to minimize the visual intrusion into adjoining properties.
- f. Accessory automobile rental is permitted.
- g. Parking of vehicles in landscaped areas is prohibited.
- h. Motor Vehicle Sales (Used) as a primary use shall be limited to the area noted as the "Auto Mall" in the Centennial Centre Plan, Lots 1-4 of Centennial Centre Unit 2, as depicted in the final map recorded in Clark County, NV as Book 95, Page 45 of Plats.

- C. Section 4: Special Use Permits shall be amended by adding the following:

20) MOTOR VEHICLE SALES (USED)

- a. The installation and use of an outside public address or bell system is prohibited.
- b. No used or discarded automotive parts or equipment shall be located in any open area outside of an enclosed building.
- c. All exterior lighting shall be screened or otherwise designed so as not to shine directly onto any adjacent parcel of land.

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- d. Openings in service bays shall not face public rights-of-way and shall be designed to minimize the visual intrusion into adjoining properties.
- e. Accessory automobile rental is permitted.
- f. Parking of vehicles in landscaped areas is prohibited.
- g. The following requirements are non-waivable:
 - i. The minimum site area shall be two acres, with a minimum building size of 25,000 square feet.
 - ii. Motor Vehicle Sales (Used) as a primary use shall be limited to the area noted as the "Auto Mall" in the Centennial Centre Plan, Lots 1-4 of Centennial Centre Unit 2, as depicted in the final map recorded in Clark County, NV as Book 95, Page 45 of Plats.

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**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a request to amend the Town Center Development Standards Manual to allow Motor Vehicle Sales (Used) as a primary use within the GC (General Commercial) land use district within a specified geographical area.

ANALYSIS

This Text Amendment would establish Motor Vehicle Sales (Used) as a primary use that does not also require the associated sale of new vehicles at the same location. Currently, used vehicle sales are permitted as a conditional use in the GC (General Commercial) and EC (Employment Center) land use districts, but only in conjunction with the sale of new vehicles.

The use would be limited to an area along Centennial Center Parkway, south of CC-215, which was established as an "Auto Mall" in the Centennial Centre plan in 2000. This area already contains multiple existing motor vehicle dealerships, and all of the specified area currently has a land use designation of GC (General Commercial); as the use is limited only to this area, the Permitted Uses Matrix Legend is being amended to exclude the EC (Employment Center) district as an allowable district for the use. The sale of new motor vehicles with or without ancillary used vehicle sales would still be permitted as a conditional use in both the GC and EC districts.

This amendment will add minimum Special Use Permit requirements to ensure that the use is permitted in a limited manner. In the case of a Conditional Use, if any conditional use regulation cannot be met, then a Special Use Permit may be requested. Once requested, the conditional use regulations no longer prevail. Establishing minimum Special Use Permit requirements ensures that those requirements will be considered, and establishes some minimum standards that cannot be waived, including lot and building size and defining the geographical area in which the use is to be permitted.

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FINDINGS

This amendment will accomplish the following:

1. Allow Motor Vehicle Sales (Used) as a primary use not associated with new vehicle sales in the GC (General Commercial) district within the Town Center Master Plan area.
2. Remove Motor Vehicle Sales (Used) as a conditional use in the EC (Employment Center) district.
3. Limit the Motor Vehicle Sales (Used) use to a specific geographical boundary, regardless of land use district designation.
4. Establish minimum Special Use Permit requirements for the use, including non-waivable standards for lot and building size and defining the geographical area in which the use is to be permitted.