



AGENDA MEMO - COMMUNITY DEVELOPMENT

PLANNING COMMISSION MEETING DATE: MARCH 11, 2025  
DEPARTMENT: COMMUNITY DEVELOPMENT  
ITEM DESCRIPTION: APPLICANT/OWNER: CITY OF LAS VEGAS

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

CASE NUMBER	RECOMMENDATION	REQUIRED FOR APPROVAL
25-0024-TXT1	Staff has NO RECOMMENDATION.	

**\*\* NOTIFICATION \*\***

NEIGHBORHOOD ASSOCIATIONS NOTIFIED                      N/A

NOTICES MAILED                      RJ 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. The Permitted Uses Table 1 shall be amended to add Open Air Vending/Transient Sales Lot as a use that can be approved via a Special Use Permit in the Suburban Mixed Use Special Land Use District.

	GC	SC	UC	SX	MS	L	ML	MLA	M	PF	EC	MC
Open Air Vending/Transient Sales Lot	S	S	S	<u>S</u>	S					S	S	S

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**\*\* STAFF REPORT \*\***

**PROJECT DESCRIPTION**

This is a request to amend the Town Center Development Standards Manual to add Open Air Vending/Transient Sales Lot as a use that can be approved via a Special Use Permit in the Suburban Mixed Use - Town Center (SX-TC) Special Land Use District.

**ANALYSIS**

The minimum Special Use Permit requirements for the Open Air Vending/Transient Sales Lot use would remain unchanged. This amendment would allow for the use to occur within mixed-use developments with the approval of a Special Use Permit within the Special Area Plan of Town Center. Suburban Mixed Use (SX-TC) is characterized by a mixture of compatible land uses either having a horizontal or vertical design element that maximizes employment and housing opportunities. As such, the use would be compatible with other uses within the SX-TC district, subject to the minimum requirements. Staff has no recommendation.

**FINDINGS**

This amendment will accomplish the following:

1. Add Open Air Vending/Transient Sales Lot as a use that can be approved via a Special Use Permit in the Suburban Mixed Use (SX-TC) Special Land Use District.