



AGENDA MEMO - COMMUNITY DEVELOPMENT

CITY COUNCIL MEETING DATE: JANUARY 15, 2025
DEPARTMENT: COMMUNITY DEVELOPMENT
ITEM DESCRIPTION: APPLICANT: HOME DEPOT USA, INC - OWNER: QLV-HDR, LLC

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

CASE NUMBER	RECOMMENDATION	REQUIRED FOR APPROVAL
24-0188-SUP1	Staff recommends APPROVAL, subject to conditions:	

**** NOTIFICATION ****

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 23

NOTICES MAILED 668 (by City Clerk)

PROTESTS 2

APPROVALS 0

**** CONDITIONS ****

24-0188-SUP1 CONDITIONS

Planning

1. Conformance to all Minimum Requirements under LVMC Title 19.12 for a Motor Vehicle Rental use.
2. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.
3. All automobiles to be rented out at this location shall be limited to a gross vehicle weight of 10,000 pounds or less.
4. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Building and Safety Division.
5. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit, as well as submitted as part of any business license application.
6. Trash enclosures shall be provided in conformance with the provisions of Title 19.08.040.E.
7. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

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**** STAFF REPORT ****

PROJECT DESCRIPTION

The applicant is requesting a Special Use Permit for a Motor Vehicle Rental use at 861 South Rainbow Boulevard.

ISSUES

- The Motor Vehicle Rental use is permitted in the C-1 (Limited Commercial) zoning district with the approval of a Special Use Permit. Staff supports this request.

ANALYSIS

The subject site is zoned C-1 (Limited Commercial) and is subject to Title 19 development standards. The subject site is currently developed as a shopping center where the applicant, Home Depot, is requesting to utilize a portion of the parking lot to rent out vehicles to customers.

Per Title 19.12, the Motor Vehicle Rental use is defined as “A facility for the rental of automobiles or other passenger vehicles. For purposes of the limitations of this Title on outside storage, vehicles kept on a lot for rental purposes are not considered to be outside storage.

The Minimum Special Use Permit Requirements for this use include:

1. In the C-1 district, no more than 5 rental vehicles shall be stored on the site at any one time.

The proposed use meets this requirement, as the submitted site plan indicates that only three parking spaces would be dedicated to the rental of motor vehicles.

Per the submitted site plan, the proposed Motor Vehicle Rental use would occupy three parking spaces within the existing shopping center. Despite the reduction in available parking spaces, there is still sufficient parking to accommodate the intensity of the existing shopping center, as 913 parking spaces are required where 958 parking spaces are provided.

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As the proposed use meets the sole Special Use Permit requirement, staff finds the proposed use will not negatively impact other existing uses in the shopping center, or in the surrounding area. Staff also finds the proposed use can be conducted in a manner that is harmonious and compatible with the existing shopping center and surrounding commercial and residential land uses. Therefore, staff recommends approval of this Special Use Permit, subject to conditions.

FINDINGS (24-0188-SUP1)

In order to approve a Special Use Permit application, per Title 19.16.110(L) the Planning Commission and City Council must affirm the following:

1. **The proposed land use can be conducted in a manner that is harmonious and compatible with existing surrounding land uses, and with future surrounding land uses as projected by the General Plan.**

The proposed land use can be conducted in a manner that is harmonious and compatible with existing surrounding land uses, and with future surrounding land uses as projected by the General Plan.

2. **The subject site is physically suitable for the type and intensity of land use proposed.**

Despite removing three parking spaces to accommodate the proposed Motor Vehicle Rental use, the shopping center provides sufficient parking to accommodate the variety and intensity of uses within the shopping center.

3. **Street or highway facilities providing access to the property are or will be adequate in size to meet the requirements of the proposed use.**

Site access is provided by Rainbow Boulevard, a 100-foot Primary Arterial, as defined by the Master Plan of Streets and Highways and is adequate in size to meet the requirements of the proposed use.

4. **Approval of the Special Use Permit at the site in question will not be inconsistent with or compromise the public health, safety, and welfare or the overall objectives of the General Plan.**

Approval of this Special Use Permit will be subject to business license review and periodic inspections to ensure the public health, safety, and welfare or the overall objectives of the General Plan are not compromised.

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5. The use meets all of the applicable conditions per Title 19.12.

The proposed Motor Vehicle Rental use meets all of the applicable conditions per Title 19.12.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by Planning, Fire, Building, Code Enforcement, etc.</i>	
06/06/90	The City Council approved a Rezoning (Z-0051-90) from R-1 (Single Family Residence) and R-1 under Resolution of Intent to C-1 (Limited Commercial) to C-1 (Limited Commercial) on 24.39 acres at the southwest corner of Alta Drive and Rainbow Boulevard. The Planning Commission and staff recommended denial. The City Council required the northerly five acres to be rezoned to P-R (Professional Office and Parking). This item included a review of a proposed 296,540 square-foot expansion of an existing shopping center at the northwest corner of Charleston Boulevard and Rainbow Boulevard.
03/27/92	A Final Map for a one-lot commercial subdivision (Rainbow Plaza – Phase 2) on 24.40 acres at the southwest corner of Alta Drive and Rainbow Boulevard was recorded.
04/20/92	The City Council approved a request for a Rezoning (Z-0019-94) from R-1 (Single Family Residence) under Resolution of Intent to P-R (Professional Office and Parking) to C-1 (Limited Commercial) on 5.05 acres at the southwest corner of Alta Drive and Rainbow Boulevard. The Planning Commission and staff recommended approval. This item included review of a proposed two-story, 46,858 square-foot gymnasium and sports center on the site.
08/28/19	The Department of Planning Staff administratively approved a Minor Site Development Plan Review (SDR-74352) for a proposed accessory outdoor storage area for equipment rental on 10.03 acres at 861 South Rainbow Boulevard.
10/12/21	The Planning Commission approved a Special Use Permit (21-0280-SUP1) for a proposed Automobile Rental use at 831 South Rainbow Boulevard.
12/10/24	The Planning Commission voted (7-0) to recommend APPROVAL on a Land Use Entitlement project request FOR A PROPOSED MOTOR VEHICLE RENTAL USE at 841 South Rainbow Boulevard (APN 136-34-717-015), C-1 (Limited Commercial) Zone, Ward 1 (Knudsen).

<i>Most Recent Change of Ownership</i>	
01/05/17	A deed was recorded for a change in ownership.

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Related Building Permits/Business Licenses	
04/15/92	A building permit (#92142608) as issued for a 107,185 square-foot commercial building at 861 South Rainbow Boulevard. A final inspection was completed at Certificate of Occupancy issued 10/16/92.
11/04/92	A business license (B50-00051) was issued for a building, plant nursery and hardware supplies center at 861 South Rainbow Boulevard. The license remains active.
09/09/03	A building permit (#03019427) was issued for a tenant improvement for a tool center addition to an existing home improvement center at 861 South Rainbow Boulevard. A final inspection was completed on 09/10/03.
12/16/13	A building permit (C-202450) was issued for the replacement of a canopy at a garden center at 861 South Rainbow Boulevard. The permit received its final inspection on 03/03/14.
09/04/19	A business license (G67-06435) was submitted for the provision of truck rental to customers at the home improvement store at 861 South Rainbow Boulevard. The Department of Planning denied its review, as Truck Rental was not a permitted use in the C-1 (Limited Commercial) zoning district. The license was denied on 10/15/19.

Pre-Application Meeting	
04/02/24	A pre-application meeting was held with the applicant to discuss the submittal requirements for a Special Use Permit.

Neighborhood Meeting	
A neighborhood meeting was not required, nor was one held.	

Field Check	
10/29/24	Staff conducted a routine field check of the subject property and observed a typical shopping center. Nothing of concern was noted.

Details of Application Request	
Site Area	
Net Acres	10.03

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<i>Surrounding Property</i>	<i>Existing Land Use Per Title 19.12</i>	<i>Planned or Special Land Use Designation</i>	<i>Existing Zoning District</i>
Subject Property	Shopping Center	TOD-1 (Transit Oriented Development - High)	C-1 (Limited Commercial)
North			
South			
East	Residential, Single Family Detached	ML (Medium Low Density Residential)	R-CL (Single Family Compact-Lot)
West	Residential, Single Family Detached	L (Low Density Residential)	R-1 (Single Family Residential)

<i>Master and Neighborhood Plan Areas</i>	<i>Compliance</i>
Las Vegas 2050 Master Plan Area: Charleston	Y
<i>Special Area and Overlay Districts</i>	<i>Compliance</i>
No Applicable Special Area or Overlay Districts	N/A
<i>Other Plans or Special Requirements</i>	<i>Compliance</i>
Trails	N/A
Las Vegas Redevelopment Plan Area	N/A
Interlocal Agreement	N/A
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	N/A

DEVELOPMENT STANDARDS

<i>Street Name</i>	<i>Functional Classification of Street(s)</i>	<i>Governing Document</i>	<i>Actual Street Width (Feet)</i>	<i>Compliance with Street Section</i>
Rainbow Boulevard	Primary Arterial	Master Plan of Streets and Highways	100 Feet	Y

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Pursuant to Title 19.08 and 19.12, the following parking standards apply:

Parking Requirement							
Use	Gross Floor Area or Number of Units	Required		Provided		Compliance	
		Parking Ratio	Parking		Parking		
			Regular	Handi-capped	Regular	Handi-capped	
Shopping Center	228,139 SF	1 per 250 SF	913				
TOTAL SPACES REQUIRED			913		961		Y
Regular and Handicap Spaces Required			894	19	934	27	Y