



AGENDA MEMO - COMMUNITY DEVELOPMENT

CITY COUNCIL MEETING DATE: OCTOBER 16, 2024
DEPARTMENT: COMMUNITY DEVELOPMENT
ITEM DESCRIPTION: APPLICANT: FANTASTIC INDOOR SWAP MEET, INC. -
OWNER: DOUGLAS B. KAYS, ET AL

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

Table with 3 columns: CASE NUMBER, RECOMMENDATION, and REQUIRED FOR APPROVAL. It contains two rows of staff recommendations for cases 24-0292-SUP1 and 24-0292-SUP2.

\*\* NOTIFICATION \*\*

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 16

NOTICES MAILED 506

PROTESTS 1

APPROVALS 0

**\*\* CONDITIONS \*\***

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**24-0292-SUP1 CONDITIONS**

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**Planning**

1. Conformance to all Minimum Requirements under LVMC Title 19.12 for a Swap Meet use.
2. Approval of and conformance to the Conditions of Approval for Special Use Permit (24-0292-SUP2) shall be required, if approved.
3. Rear parking gates shall remain open during business hours.
4. 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.
5. 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.
6. 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.
7. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

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**24-0292-SUP2 CONDITIONS**

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**Planning**

1. Approval of and conformance to the Conditions of Approval for Special Use Permit (24-0292-SUP1) shall be required, if approved.
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 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.
4. 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.
5. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

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

**PROJECT DESCRIPTION**

The applicant is requesting to use a portion of the parking lot at 1717 South Decatur Boulevard as an outdoor swap meet as well as for mobile food vending. The site currently contains a large (148,654 square-foot) indoor swap meet use on 15.23 acres. These would be single-day or weekend events to be held between September and May annually. Mobile food vending would be available year round.

**ISSUES**

- A Swap Meet use is permitted in the C-1 (Limited Commercial) zoning district with the approval of a Special Use Permit. The existing Swap Meet is a legal nonconforming use at this location; approval of a Special Use Permit will bring the use into conformance with Title 19.
- An Open Air Vending/Transient Sales Lot use is a conditional use in the C-1 zoning district. However, a Special Use Permit is required pursuant to Title 19.12.040.B, as Conditional Use Regulations for this use cannot be met by the proposal.
- A condition of approval of 24-0292-SUP1 requires rear parking gates to remain open during business hours to ensure sufficient parking is provided to meet the additional demand of the swap meet expansion.
- If approved, the Planning Commission or City Council has discretion to require periodic reviews of either or both of the Special Use Permits to ensure operations are monitored and any code violations are resolved.

**ANALYSIS**

Outdoor Swap Meet Addition

Per the applicant's justification letter, the existing swap meet at 1717 South Decatur Boulevard is requesting to use a portion of the parking lot in front of the building for outdoor swap meet vending activities, which may include farmers' markets, craft shows and amusement activities. These activities are planned as single-day or weekend events to be held annually between September and May. The stated goal of the applicant is to bring more customers to the site. Previously, outdoor events have been conducted on the site through issuance of city Special Event Permits. However, as these events have become more commonplace throughout the year and with regularity, the Department of Community Development has considered such events as a *de facto* permanent expansion of the Swap Meet use.

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A similar Special Use Permit (SUP-49086) was requested and approved on this site in 2013 for outdoor swap meet activities, which was limited to selling of produce, fresh baked goods, food items, handmade crafts and art. The Special Use Permit approval expired in 2019 after the outdoor activity had ceased for one year.

Title 19.18 defines the Swap Meet use as “a facility (whether indoor or outdoor) in which multiple vendors, dealers, sellers or traders have rented, leased, purchased or otherwise obtained an area from a swap meet operator for the purpose of selling, bartering, exchanging or trading new or used items of personal property, where the aggregate value of all such property exceeds the amount of 1000 dollars.” Such activity already occurs within the existing building as a nonconforming use.

“Swap Meet” is a legal nonconforming use at this location, as the use predates the current requirement for a Special Use Permit in the C-1 District and continues to the present day. A Swap Meet use by definition may be either indoor or outdoor. Expansion of the use to an outdoor setting would be considered a significant intensification of the existing Swap Meet use. For this reason, adding outdoor vending permanently would require a Special Use Permit. If approved, the Swap Meet use would be made conforming to Title 19.

The applicant is proposing to add up to 74,206 square feet for the Swap Meet use, which is 49.9 percent of the current indoor floor area. The total area dedicated to the Swap Meet use would then be 222,860 square feet if approved.

Within the parking lot, the submitted site plan shows four areas where vending may occur (denoted as “A” through “D”). Sections “A” and “B” would be located along Oakey Boulevard, while Sections “C” and “D” would be located along Decatur Boulevard. Depending on the size of the event, one or more of these areas would be used for outdoor activities. Access will remain via three driveways from Oakey Boulevard and two from Decatur Boulevard. Site circulation will be unimpeded by the proposed event activity; no driveways or access aisles will be blocked off. A typical vending setup plan was provided which shows 10-foot by 10-foot temporary canopy booths, an information booth and deejay booth. During non-event days, the four activity areas would remain open for parking.

The indoor swap meet will maintain its existing operating hours from 10:00 a.m. to 6:00 p.m. Fridays, Saturdays and Sundays, excluding holidays. For single-day events, set up is anticipated to be from 6:00 a.m. with tear-down/removal beginning at 6:00 p.m. The parking lot is lit by existing light standards throughout, although nighttime activities are not anticipated.

The Minimum Special Use Permit Requirements for a Swap Meet use include the following:

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1. No repair, installation or service work is permitted outside of an enclosed building.

*The proposed use meets this requirement, as no repair, installation or service work will be performed on the site.*

2. All signage, including any temporary signage, shall comply with LVMC Chapter 19.08.

*The proposed use meets this requirement, as existing site signage conforms to Title 19.08.120 standards. A condition of approval will require a Temporary Sign Permit for any temporary signage.*

3. The swap meet operation shall comply with all applicable requirements of LVMC Title 6.

*The proposed expansion of the use will require conformance with LVMC Title 6 in order for the city to issue a business license.*

All of the Minimum Special Use Permit Requirements can be met by the proposal. The outdoor activity will displace up to 159 parking spaces at one time, reducing the total provided parking count from 1,143 to 984 spaces. This is still sufficient to meet the requirement for the expanded use, which increased from 638 to 935 spaces.

Mobile Food Vending

The Open Air Vending/Transient Sales use is defined as “An outdoor area or lot that is used exclusively, or on a regular or periodic basis, for the sale or taking of orders for any merchandise, including food items, where such merchandise is displayed or sold within or upon the area or lot. This use includes the display or sale of merchandise by means of Open Air Vending, Mobile Food Vending and a Farmer’s Market.” The proposed use meets the definition, as the applicant states that a farmer’s market may be held at this location, as well as up to six (6) mobile food trucks.

This is a conditional use in the C-1 zoning district. Conditional Use Regulations include the following:

1. Except as provided in this Conditional Use Regulation 1, no signage is allowed, including temporary signage. Signage that is allowed by this Conditional Use Regulation 1 is not subject to the sign regulations and processes of Title 19 that otherwise would apply, except as specifically provided. The limited signage allowed by this Conditional Use Regulation 1 is as follows:

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- a. In the case of Open Air Vending or Mobile Food Vending, the vehicle or portable unit may include signage which is affixed thereto but only to the extent such signage is not prohibited by LVMC 19.08.120(E)(3).
- b. In the case of a Farmer's Market, on-premises market event signage is permitted, but shall be limited to a single sign of no more than 32 square feet. Individual vendor signage is permitted, but is limited to one sign per vendor, and not to exceed 15 square feet per vendor space. All signage is prohibited at any time other than during a market event.

*The proposed use meets this requirement, as the mobile food trucks will adhere to the signage requirements of Subparagraph (a).*

2. The site must be kept free of any litter or debris at all times.

*The proposed use meets this requirement, as the master business has a full-time maintenance crew to ensure all areas are maintained before, during and after events.*

3. No structures shall be allowed within the public right-of-way.

*The proposed use meets this requirement, as all food trucks would be fully located on the site, away from sidewalks.*

4. The installation of permanent or temporary tables, chairs, tents, or coverings for dining areas (including tarps and umbrellas) is prohibited, except when the use of such facilities:
  - a. Has been approved by means of a Site Development Plan Review;
  - b. Is within the plaza area of a commercial lot; or
  - c. Is in accordance with Conditional Use Regulation 9 below.

*The applicant states that permanent tables, chairs or dining area covers will not be provided at this time.*

5. Vehicles or portable units used in the operation may not occupy:
  - a. Required parking spaces or required drive aisles; or
  - b. Required loading zones, unless otherwise permitted under Conditional Use Regulation 8.

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*The proposed use meets this requirement. Neither the outdoor sales area nor mobile food vending area would occupy any required parking spaces, loading zones or drive aisles. Approximately 159 parking spaces would be displaced; however, there is sufficient excess parking on the site to meet minimum required parking standards for the Swap Meet use.*

6. The vending/sales activity must be located at least 150 feet from residential development; except where the location is part of a mixed-use development.

*The proposed use meets this requirement, as the sales activity would occur no closer than 490 feet from the nearest residential development.*

7. For Open Air Vending, in addition to Conditional Use Regulations 1 through 6:
- a. No such vending is permitted in the O (Office) Zoning District;
  - b. No such vending is permitted on undeveloped lots or developed lots with unoccupied structures or unpaved surfaces;
  - c. No such vending is permitted within landscaped areas;
  - d. No more than one vendor is permitted on any one lot, and the vending area shall be limited to a maximum of 500 square feet; provided, however, that these limitations do not apply:
    - i. In connection with a Special Event Permit that allows a greater level of vending activity by means of Open Air Vending;
    - ii. On a parcel whose development approval or approvals contemplate a greater level of vending activity by means of Open Air Vending; or
    - iii. Within the plaza area of a commercial lot;
  - e. At a location other than the plaza area of a commercial lot, vending operations shall comply with required building setbacks for that location;
  - f. On any lot that is adjacent to a residentially zoned lot, the hours of operation shall be limited to the period between 10 a.m. and 8 p.m.; and
  - g. No supply or drainage pipes or power supply cords that pertain to the vending operation may be placed on or across surface parking or unimproved areas, or be attached to adjoining or nearby buildings, unless the vending operation is located immediately adjacent to the building so that the attached pipes or power cords have minimal exposure and do not present a potential hazard for passersby.

*The proposed use does not meet this requirement (7d). Up to six (6) mobile food vendors are proposed on the same lot, which is 15.23 acres in size. The vending area may be up to 20,035 square feet where 500 feet is allowed. A Special Use Permit is required pursuant to Title 19.12.040.B.*

*Hours of operation of the mobile food trucks is 10:00 a.m. to 8:00 p.m., which meets this regulation (7f).*

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*No supply or drainage pipes or power cords will be placed on or across surface parking where located away from the main building (7g).*

*All other listed regulations can be met or do not apply.*

8. For Mobile Food Vending, in addition to Conditional Use Regulations 1 through 6:
- a. No vendor may operate on any one parcel, lot or commercial subdivision for more than 4 hours within any 24-hour period;
  - b. No more than two vendors are permitted on one parcel, lot or commercial subdivision within any 24-period;
  - c. No vendor may operate within a required loading zone except as approved in conjunction with a Special Event Permit;
  - d. Such vending is permissible on undeveloped lots, or developed lots with unoccupied structures or unpaved surfaces, but only to the extent that such vending complies with all applicable air quality standards adopted by the Clark County Department of Air Quality; and
  - e. On unpaved lots, such vending is limited to a maximum disturbance area (including vehicles, parking and customer areas) of 5,000 square feet, regardless of the overall lot size, unless a greater disturbance area is approved in connection with a dust mitigation permit from the Clark County Department of Air Quality.

*The proposed use does not meet Regulation 8a and 8b. Mobile food vending is proposed during 10-hour periods daily, and up to six (6) vendors are proposed on the site within a single, 24-hour period. All other regulations can be met by the proposal.*

9. For Farmer's Markets, in addition to Conditional Use Regulations 1 through 6:
- a. The use is not permitted in the O (Office) Zoning District;
  - b. The use is not permitted on undeveloped lots or developed lots with unoccupied structures or unpaved surfaces;
  - c. The use is not permitted within landscaped areas;
  - d. At a location other than the plaza area of a commercial lot, the use shall comply with required building setbacks for that location;
  - e. On any lot that is adjacent to a residentially zoned lot, the hours of operation of the use shall be limited to the period between 10 a.m. and 8 p.m.; and
  - f. No supply or drainage pipes or power supply cords that pertain to the use may be placed on or across surface parking or unimproved areas, or be attached to adjoining or nearby buildings, unless the use is located immediately adjacent to the building so that the attached pipes or power cords have minimal exposure and do not present a potential hazard for passersby.
  - g. The use may include the installation of use of temporary booths, tables, chairs, and similar structures.

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*The proposed use meets all listed regulations. According to the applicant, temporary booths, tables, chairs and similar structures may be included near the mobile food vendors.*

In addition to the outdoor market, up to six (6) food trucks are proposed to be located at various onsite locations during weekend hours to supplement the food options within the indoor swap meet. On days and hours the swap meet is not in operation, the food trucks are proposed to be operational between 10:00 a.m. to 8:00 p.m. daily, which conforms to the Conditional Use Regulations. The food trucks may be located in Section A or D depending on whether the indoor swap meet is operational.

Per Title 19.12.070, Mobile Food Vending is conditionally limited to two vendors on a single lot within any 24-hour period, for a total of four hours in any 24-hour period.

As the proposal does not meet these requirements (7d, 8a and 8b), a Special Use Permit would be required, pursuant to Title 19.12.040.B.

This is a large commercial site that can accommodate the type of outdoor activity proposed. Displacement of parking spaces will not cause the site to be underparked. The areas of the parking lot that have been designated for the outdoor use are located along major thoroughfares with exclusively commercial uses that maintain similar business hours. Staff therefore recommends approval of both requests for Special Use Permits for a Swap Meet expansion and Open Air Vending/Transient Sales Lot, subject to conditions.

### **FINDINGS (24-0292-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 74,206 square-foot expansion of the existing 148,654 square-foot nonconforming Swap Meet use would be located on a large, 15-acre lot, with the vending activity occurring adjacent to major thoroughfares and away from residential uses to the east. Activities are proposed for primarily daylight hours.

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

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The subject site is 15.23 acres, which can accommodate the proposed vending activity as well as the additional parking requirements.

- 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.**

Access from Decatur Boulevard, a 120-foot wide Primary Arterial and Oakey Boulevard, an 82-foot Major Collector, will remain unchanged. Vending activities will not impede any driveway or drive aisle access.

- 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 a Special Use Permit for Swap Meet would remove the use from nonconforming status, as the use would be brought into conformance with Title 19 requirements for the use. The Swap Meet would be subject to licensing requirements and regular inspections, safeguarding the public health, safety and general welfare.

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

The proposed Swap Meet use will be in conformance with all Minimum Special Use Permit requirements.

**FINDINGS (24-0292-SUP2)**

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 mobile food vending and possible farmer's market activities associated with the Open Air Vending/Transient Sales Lot use would take place on a large lot that can accommodate multiple food trucks on the same lot within a single day. The activity would occur adjacent to major thoroughfares and away from residential uses to the east. Activities are proposed for primarily daylight hours.

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

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The subject site is 15.23 acres, which can accommodate the proposed vending activity.

**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.**

Access from Decatur Boulevard, a 120-foot wide Primary Arterial and Oakey Boulevard, an 82-foot Major Collector, will remain unchanged. Vending activities will not impede any driveway or drive aisle access.

**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.**

Mobile vending and farmer’s market activities would be subject to licensing requirements and regular inspections, safeguarding the public health, safety and general welfare.

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

The proposed mobile food vending operation does not meet Conditional Use Regulations 7d, 8a and 8b; therefore, a Special Use Permit was required.

**BACKGROUND INFORMATION**

<b><i>Related Relevant City Actions by Planning, Fire, Building, Code Enforcement, etc.</i></b>	
08/02/67	The Board of City Commissioners approved a request for a Rezoning (Z-0018-67) from R-1 (Single Family Residential) and R-3 (Medium Density Residential) to C-1 (Limited Commercial) at the southwest corner of Oakey Boulevard and Decatur Boulevard. The Planning Commission recommended approval.
01/14/86	The Planning Commission approved a Plot Plan Review (Z-0018-67) of an Off-Premise Sign at 1717 South Decatur Boulevard.
11/06/91	The City Council denied a request for a Special Use Permit (U-0221-91) to allow Class III Secondhand Dealers in connection with an indoor swap meet at 1717 South Decatur Boulevard. The Board of Zoning Adjustment and staff recommended approval.
08/15/01	The City Council approved a Special Use Permit (U-0085-01) for a 60-foot tall Wireless Communications Facility, Non-Stealth (Monopole) on the southeast corner of Oakey Boulevard and Decatur Boulevard. The Planning Commission and staff recommended approval of this request.

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<b><i>Related Relevant City Actions by Planning, Fire, Building, Code Enforcement, etc.,(cont.)</i></b>	
08/05/09	The City Council approved an appeal of the Planning Commission denial of a request for a Special Use Permit (SUP-33755) for a proposed Recreational Vehicle and Boat Storage use with a Waiver to allow a six-foot screening device where eight feet is required at 1717 South Decatur Boulevard. Staff recommended denial.
07/24/13	The City Council approved a request for a Special Use Permit (SUP-49086) to establish a 22,500 square-foot outdoor sales component (Farmer's Market) to an existing 125,750 square-foot Swap Meet (Indoor) use at 1717 South Decatur Boulevard, subject to a one-year required administrative review. The Planning Commission and staff recommended approval. The approval expired 02/27/19.
11/20/14	Department of Planning staff administratively approved a one-year Required Review (RQR-53825) of an approved Special Use Permit (SUP-49086) to establish a 22,500 square-foot outdoor sales component (Farmer's Market) to an existing 125,750 square-foot Swap Meet (Indoor) use at 1717 South Decatur Boulevard. No further reviews were required.
09/07/16	The City Council approved a request for a Special Use Permit (SUP-64491) for a proposed 9,450 square-foot Motorcycle/Motor Scooter Sales use within an existing Swap Meet with a Waiver to allow outdoor display and sales at 1717 South Decatur Boulevard. The Planning Commission recommended approval; staff recommended denial.
03/20/17	Department of Planning staff approved a Conditional Use Verification (CUV-68634) for Open Air Vending (Taquerias Sanchez mobile food truck) at 1717 South Decatur Boulevard [along Decatur Boulevard].
02/26/18	Department of Planning staff approved a Conditional Use Verification (CUV-72809) for Open Air Vending (Miranda's Mexican Food mobile food truck) at 1717 South Decatur Boulevard [along Decatur Boulevard].
08/21/18	Department of Planning staff approved a Conditional Use Verification (CUV-74240) for Open Air Vending (5280 Mexican Grub mobile food truck) at 1717 South Decatur Boulevard [along Decatur Boulevard].
01/17/19	Department of Planning staff approved a Conditional Use Verification (CUV-75628) for Open Air Vending (La Mamita, LLC mobile food trailer) at 1717 South Decatur Boulevard [along Decatur Boulevard].
05/16/22	Department of Community Development staff approved a Conditional Use Verification (CUV-100744) to change an existing 60-foot tall Wireless Communication Facility slimline pole to a 70-foot tall monopalm facility at 1717 South Decatur Boulevard.

<b>Related Relevant City Actions by Planning, Fire, Building, Code Enforcement, etc.,(cont.)</b>	
09/10/24	<p>The Planning Commission voted (7-0) to recommend APPROVAL on the following Land Use Entitlement project requests at 1717 South Decatur Boulevard (APN 162-06-301-002), C-1 (Limited Commercial) Zone, Ward 1 (Knudsen).</p> <p>24-0292-SUP1 - SPECIAL USE PERMIT - FOR A PROPOSED 74,206 SQUARE-FOOT OUTDOOR ADDITION TO AN EXISTING 148,654 SQUARE-FOOT INDOOR SWAP MEET USE</p> <p>24-0292-SUP2 - SPECIAL USE PERMIT - FOR A PROPOSED OPEN AIR VENDING/TRANSIENT SALES LOT USE</p>

<b>Most Recent Change of Ownership</b>	
12/20/12	A deed was recorded for a change in ownership.

<b>Related Building Permits/Business Licenses</b>	
12/18/67	A building permit (#39688) was issued for a 124,000 square-foot building for a shopping center (Vegas Village West) at 1717 South Decatur Boulevard. A final inspection was approved 12/06/68.
07/02/68	A building permit (#4-34-38) was issued for parking lot paving for a shopping center (535,875 square feet) at 1717 South Decatur Boulevard. A final inspection was approved 12/06/68.
01/22/86	A building permit (#3937) was issued for a 672 square-foot off-premise sign at 1717 South Decatur Boulevard. A final inspection was not completed.
11/21/91	A business license (G50-05312) was issued for an indoor swap meet at 1717 South Decatur Boulevard. The license remains active.
04/24/13	A business license (F15-00011) was issued for a farmer's market promoter at 1717 South Decatur Boulevard. The license was marked out of business on 02/27/18.
12/29/22	An application for building permit (C22-05016) was processed for removal of an existing wireless communications monopole and replacement with a new stealth facility with bollards at 1717 South Decatur Boulevard. A permit has not been issued.

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<b>Pre-Application Meeting</b>	
05/30/24	A pre-application meeting was held with the applicant to discuss submittal requirements for Special Use Permit applications.

<b>Neighborhood Meeting</b>	
A neighborhood meeting was not required, nor was one held.	

<b>Field Check</b>	
07/03/24	The site contains a large commercial building with surrounding parking field fronting on Decatur Boulevard. A portion of the parking lot in the rear is fenced and gated. No issues were noted.

<b>Details of Application Request</b>	
<b>Site Area</b>	
Net Acres	15.23

<b>Surrounding Property</b>	<b>Existing Land Use Per Title 19.12</b>	<b>Planned or Special Land Use Designation</b>	<b>Existing Zoning District</b>
Subject Property	Swap Meet [Indoor]	TOD-1 (Transit Oriented Development - High)	C-1 (Limited Commercial)
	Wireless Communication Facility, Non-Stealth Design		
North	General Retail Store, Other Than Listed (Convenience Store)	TOD-1 (Transit Oriented Development - High)	C-1 (Limited Commercial)
	Office, Other Than Listed		
	Residential, Multi-Family		R-3 (Medium Density Residential)
	Utility Installation, Other Than Listed [LVVWD Pump Station]		R-1 (Single Family Residential)

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<b>Surrounding Property</b>	<b>Existing Land Use Per Title 19.12</b>	<b>Planned or Special Land Use Designation</b>	<b>Existing Zoning District</b>
South	Restaurant	TOD-1 (Transit Oriented Development - High)	C-2 (General Commercial)
	Off-Premise Sign		
	Auto Repair Garage, Minor		
	Auto Repair Garage, Major		C-1 (Limited Commercial)
	Post Office, Local Service		R-3 (Medium Density Residential)
Residential, Multi-Family			
East	Residential, Single Family, Detached	ML (Medium Low Density Residential)	R-PD8 (Residential Planned Development - 8 Units per Acre)
West	General Retail Store, Other Than Listed	TOD-1 (Transit Oriented Development - High)	C-1 (Limited Commercial)
	Off-Premise Sign		
	Alcohol, On-Premise Full		
	Gaming Establishment, Restricted		
Truck Rental		C-2 (General Commercial)	

<b>Master and Neighborhood Plan Areas</b>	<b>Compliance</b>
Las Vegas 2050 Master Plan Area: Charleston	Y
<b>Special Area and Overlay Districts</b>	<b>Compliance</b>
A-O (Airport Overlay) District (200 Feet) - partial	Y
<b>Other Plans or Special Requirements</b>	<b>Compliance</b>
Trails (Shared Use Trail - north and south sides of Oakey Blvd) - constructed	Y
Las Vegas Redevelopment Plan Area - Area 2	Y
Interlocal Agreement	N/A
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	N/A

**DEVELOPMENT STANDARDS**

<b>Street Name</b>	<b>Functional Classification of Street(s)</b>	<b>Governing Document</b>	<b>Actual Street Width (Feet)</b>	<b>Compliance with Street Section</b>
Decatur Blvd	Primary Arterial	Master Plan of Streets and Highways Map	120	Y
Oakey Blvd	Major Collector	Master Plan of Streets and Highways Map	82	Y

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

<b>Parking Requirement</b>							
<b>Use</b>	<b>Gross Floor Area or Number of Units</b>	<b>Required Parking Ratio</b>	<b>Required Parking</b>		<b>Provided Parking</b>		<b>Compliance</b>
			Regular	Handi-capped	Regular	Handi-capped	
			Swap Meet	222,860 SF	1 space per 175 SF GFA for first 25,000 SF GFA; 1 space per 250 SF GFA thereafter	935	
Open Air Vending/ Transient Sales Lot	No additional parking required	N/A	0				
<b>TOTAL SPACES REQUIRED</b>			935		1143		Y
<b>Regular and Handicap Spaces Required</b>			916	19	1088	55	Y
<b>Displaced parking spaces</b>					159		
<b>TOTAL SPACES PROVIDED</b>					984	55	Y