



AGENDA MEMO - COMMUNITY DEVELOPMENT

CITY COUNCIL MEETING DATE: SEPTEMBER 18, 2024
DEPARTMENT: COMMUNITY DEVELOPMENT
ITEM DESCRIPTION: APPLICANT: AVIS BUDGET GROUP - OWNER: SAHARA 3D, LLC

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

CASE NUMBER	RECOMMENDATION	REQUIRED FOR APPROVAL
24-0160-SUP1	Staff recommends APPROVAL, subject to conditions:	

**** NOTIFICATION ****

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 17

NOTICES MAILED 658 (by City Clerk)

PROTESTS N/A

APPROVALS N/A

**** CONDITIONS ****

24-0160-SUP1 CONDITIONS

Planning

1. Conformance to all Minimum Requirements under LVMC Title 19.12 for an Automobile 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. A Waiver from Title 19.12 is hereby approved, to allow 20 rental vehicles on the subject site where five rental vehicles is the maximum allowed.
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. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

**** STAFF REPORT ****

PROJECT DESCRIPTION

This a Special Use Permit request for a proposed Automobile Rental use within a tenant space of an existing shopping center located at 4632 West Sahara Avenue.

ISSUES

- The proposed Automobile Rental use is permitted in the C-1 (Limited Commercial) zoning district with an approved Special Use Permit. Staff supports the request.
- A Waiver of Title 19.12 is requested to allow 20 rental vehicles on the subject site where five rental vehicles is the maximum allowed. Staff supports the request.

ANALYSIS

The subject site is zoned C-1 (Limited Commercial) and is subject to Title 19 development standards. The site is located within an existing shopping center with restaurant, general retail, and general personal service uses. Surrounding properties are developed with multi-family residential to the east, medical offices and hospital to the west, and restaurants and retail uses to the south. Properties to the north are developed with multi-family residential, a post office, and vacant commercial buildings. The applicant is requesting a Special Use Permit for a proposed Automobile Rental use within a tenant space in the subject shopping center. A Waiver is requested to allow up to 20 rental vehicles where five vehicles is the maximum allowed. The proposed use will be operated by "Avis Car Rental."

The Automobile Rental use is defined as, "A facility for the rental of new or used 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 proposed use meets the definition, as the applicant intends to offer rental vehicles such as passenger vans, sedans, SUV's and pickup trucks. Large box style or moving trucks are not included.

The Minimum Special Use Permit Requirements for this use include:

1. No more than 5 rental vehicles shall be stored on the site at any one time.

The proposed use does not meet his requirement, as the applicant is requesting a Waiver to offer up to 20 rental vehicles on the site, which staff supports.

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2. No vehicles shall be offered for sale on the premises.

No vehicles will be offered for sale on the premises, therefore the proposed use meets this requirement.

3. The installation and use of an outside public address or bell system is prohibited.

No outside public address or bell system is proposed, therefore the proposed use meets this requirement.

4. No used or discarded automotive parts or equipment shall be located or stored in any open area outside of an enclosed building.

The proposed use meets this requirement, as no used or discarded automotive parts or equipment will be located or stored in any open area outside of an enclosed building.

5. All exterior lighting shall be screened or otherwise designed so as not to shine directly onto any adjacent parcel of land.

The proposed use meets this requirement, as no additional exterior lighting is requested apart from the existing lighting provided within the shopping center.

The applicant is proposing to reserve 20 parking spaces on-site for the proposed Automobile Rental use. The parking spaces for the rental vehicles will be located on the northeast portion of the shopping center, to the rear of the subject tenant space. Parking is shared throughout the shopping center and ample parking spaces will still be available with the loss of 20 parking spaces for the proposed use.

The proposed Automobile Rental use will operate within a shopping center that offers multiple services and is intended to accommodate a variety of uses. Therefore, staff finds that the use can be conducted in a harmonious and compatible manner with the surrounding land uses and recommends approval of the Special Use Permit, with conditions.

FINDINGS (24-0160-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.**

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The proposed Automobile Rental use is located within an established shopping center with other commercial uses and can be conducted in a manner that is harmonious and compatible with the existing and surrounding land uses.

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

The subject site is located within a shopping center that is sufficient in size to accommodate the proposed Automobile Rental use.

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.

The subject site can be accessed by Sahara Avenue and Decatur Boulevard, both 100-foot Primary Arterials as classified by the Master Plan of Streets and Highways, and are adequate in size to accommodate the proposed Automobile Rental 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.

The proposed Automobile Rental use will be subject to licensing requirements and thus will not compromise the public health, safety and general welfare.

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

A Waiver of minimum Special Use Permit requirement #1 is requested to allow 20 rental vehicles where five vehicles is the maximum allowed. Staff supports the requested Waiver.

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BACKGROUND INFORMATION

<i>Related Relevant City Actions by Planning, Fire, Building, Code Enforcement, etc.</i>	
09/07/23	A business license enforcement (#BLE979976) case was processed at 4632 West Sahara Avenue for Avis citing violations of unlicensed business activity. The case remains unresolved, pending the result of this Special Use Permit request.
08/13/24	The Planning Commission voted (7-0) to recommend APPROVAL on the following Land Use Entitlement project request FOR A PROPOSED AUTOMOBILE RENTAL USE WITH A WAIVER TO ALLOW 20 RENTAL VEHICLES WHERE FIVE RENTAL VEHICLES IS THE MAXIMUM ALLOWED at 4632 West Sahara Avenue (APN 162-06-402-001), C-1 (Limited Commercial) Zone, Ward 1 (Knudsen).

<i>Most Recent Change of Ownership</i>	
04/05/15	A deed was recorded for a change in ownership.

<i>Related Building Permits/Business Licenses</i>	
11/01/96	A business license (A19-00119) was issued for a Car Rental Agency at 4760 West Sahara Avenue. The license was deemed inactive on 10/28/21.
12/11/07	A business license (C25-03670) was issued for Property Maintenance Contractor at 4632 West Sahara Avenue. The license was deemed inactive on 02/21/18.
04/29/10	A business license (G50-05098) was issued for Jewelry Sales at 4632 West Sahara Avenue. The license was deemed inactive on 09/12/14.
02/10/23	A business license (G71-00964) was processed for Automobile Rental at 4632 West Sahara Avenue. The license was denied.

<i>Pre-Application Meeting</i>	
03/18/24	A pre-application meeting was held with the applicant and the submittal requirements for a Special Use Permit were discussed.

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

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Field Check	
07/03/24	Staff conducted a routine field check and observed an existing commercial development. The subject tenant space was in operation as Avis.

Details of Application Request	
Site Area	
Net Acres	29.37

Surrounding Property	Existing Land Use Per Title 19.12	Planned or Special Land Use Designation	Existing Zoning District
Subject Property	General Personal Service	TOD-1 (Transit Oriented Development - High)	C-1 (Limited Commercial)
	General Retail Store, Other Than Listed		
	Restaurant		
	Alcohol, On-Premise Full		
North	Residential, Multi-Family	TOD-1 (Transit Oriented Development - High)	R-3 (Medium Density Residential)
	Vacant	TOD-1 (Transit Oriented Development - High)	C-2 (General Commercial)
	Post Office, Local Service	TOD-1 (Transit Oriented Development - High)	C-1 (Limited Commercial)
South	Restaurant	CM (Corridor Mixed-Use) [Clark County]	CG (Commercial General) [Clark County]
	General Personal Service		
	Office, Other Than Listed		
	Financial Institution, General		
East	Residential, Multi-Family	TOD-1 (Transit Oriented Development - High)	R-3 (Medium Density Residential)

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<i>Surrounding Property (continued)</i>	<i>Existing Land Use Per Title 19.12</i>	<i>Planned or Special Land Use Designation</i>	<i>Existing Zoning District</i>
West	Office, Medical or Dental	TOD-1 (Transit Oriented Development - High)	C-2 (General Commercial)
	Hospital	TOD-1 (Transit Oriented Development - High)	C-1 (Limited Commercial)

<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 - Area 2	Y
Interlocal Agreement	N/A
Project of Significant Impact (Development Impact Notification Assessment)	Y
Project of Regional Significance	Y

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>
Decatur Boulevard	Primary Arterial	Master Plan of Streets and Highways Map	100	Y
Sahara Avenue	Primary Arterial	Master Plan of Streets and Highways Map	100	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	336,829 SF	1 per 250 SF	1,348				
TOTAL SPACES REQUIRED			1,348		1,408		Y
Minus the spaces for Automobile Rental use					(20)		
Regular and Handicap Spaces Required			1,326	22	1,334	54	Y

<i>Waivers</i>		
<i>Requirement</i>	<i>Request</i>	<i>Staff Recommendation</i>
No more than 5 rental vehicles shall be stored on the site at any one time.	To allow 20 rental vehicles	Approval