



# AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: JULY 13, 2021

DEPARTMENT: PLANNING

ITEM DESCRIPTION: APPLICANT/OWNER: CITY OF LAS VEGAS

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

CASE NUMBER	RECOMMENDATION	REQUIRED FOR APPROVAL
21-0370-TXT1	Staff recommends APPROVAL.	

## \*\* NOTIFICATION \*\*

NEIGHBORHOOD ASSOCIATIONS NOTIFIED N/A

NOTICES MAILED Newspaper Notification Only

PROTESTS 0

APPROVALS 0

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**\*\*PROPOSED AMENDMENTS\*\***

LVMC 19.09 is hereby amended to read as follows, with new material indicated by underlining and deleted material indicated by strikethrough:

**19.09.050.E.012 (I) Use Types**

<b>Residential</b>	
Convalescent Care Facility/Nursing Home/ <u>Hospice</u>	<u>P</u>

<b>Retail Trade</b>	
<u>Car Wash or Auto Detailing (Full or Self-Service)</u>	<u>C</u>
<u>Drive-Through</u>	<u>C</u>
<u>Gaming Establishment, Business Related</u>	<u>S</u>
<u>Grocery Store with Alcohol</u>	<u>C</u>
<u>Teen Dance Center</u>	<u>C</u>
<u>Valet</u>	<u>C</u>

<b>Employment and Services</b>	
<u>Auto Smog Check</u>	<u>C</u>
<u>Pet Boarding</u>	<u>C</u>

<b>Telecommunication Facilities</b>	
<u>Radio, TV, or Microwave Communication Tower</u>	<u>C</u>
<u>Satellite Dish</u>	<u>C</u>

<b>Other</b>	
<u>Downtown Restricted</u>	<u>C/S<sup>5</sup></u>

<sup>5</sup> Use is required to comply with the minimum Conditional or Special Use Permit requirements specified in LVMC 19.12.070. Where Title 19.12.070 contains both Conditional and Special Use requirements for a specific use, a Special Use Permit shall be required if any of the Conditional Use regulations cannot be met. Approval of Special Use Permits shall be in accordance with LVMC 19.16.110.

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<b>Urban Agriculture</b>	
Crop Production	<u>C</u>

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**19.09.110 FBC Definitions**

**Downtown Industrial** - Uses that are industrial in nature but are deemed compatible with the surrounding downtown uses and help enhance job opportunities in a centralized location. These uses, for which the single individual use condition is replaced by a uniform list of conditions, include, for example: Auto Repair Garage, Major; Auto Repair Garage, Minor; Auto Sales Showroom; Auto Dealer Inventory Storage; Auto Parts (Accessory Installation); Auto Parts (New and Rebuilt); Building & Landscape Material/Lumber Yard; Building Maintenance Service and Sales; Bus Charter Service Facility; Cleaners, Commercial/Industrial; Cold Storage Plant; Construction Material Supply Yard; Contractor's Plant, Shop & Storage Yard; Custom & Craft Work; Garden Supply/Plant Nursery; Gun Club, Skeet or Target Range or Archery Club (Indoor); Heavy Machinery and Equipment (Rental, Sales, and Service); Light Assembly & Fabrication; Manufacturing, Light; Outdoor Storage; Post Office, Regional; Rail/Transit Yard or Shop; Towing Service (with no storage); Truck Rental; Warehouse/Distribution Center; Welding Repair; Wholesale Showroom Facility.

**Downtown Restricted** - Uses that may be service, commercial or industrial in nature that require a higher level of review to determine compatibility with surrounding downtown uses. For these uses, a Special or Conditional Use Permit shall be required as specified by the Permitted Use Tables contained in Title 19.12.010, and all conditional or special use permit requirements specified in Title 19.12.070 shall be applied to each individual use. Where Title 19.12.070 contains both Conditional and Special Use requirements for a specific use, a Special Use Permit shall be required if any of the Conditional Use regulations cannot be met. Uses permitted with a Special or Conditional Use Permit under this category include: - Auto Rental; Automobile Repossession Agency; Auction House; Auto Title Loan; Bailbond Service; Blood Plasma Center; Boat and Trailer Dealership (New and Used); Cannabis Cultivation Facility; Cannabis Dispensary; Cannabis Production Facility; Crematory; Custodial Institution; Day Labor Service; Delivery and Service Vehicle Storage; Electric Generating Plant; Environmentally Hazardous Materials; Facility to Provide Testing or Counseling for Drug or Alcohol Abuse; Financial Institution, Specified; Gaming Establishment, Non-restricted; Horse Corral or Stable (Commercial); Liquefied Petroleum Gas Installation (288 gallons or less); Liquefied Petroleum Gas Installation (Over 288 gallons); Manufacturing, Heavy; Massage Establishment; Mining, Sand and Gravel Excavation; Mini-Storage Facility; Motor Vehicle

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Sales (New or Used); Off Premise Sign (not qualifying as a City Communication Sign); Open Air Vending/Transient Sales lot; Outcall Entertainment/Referral Service/Escort Bureau;; Pawn Shop; Pawn, Auto; Recreational Vehicle and Boat Storage; Recycling Collection Center; Rescue Mission or Shelter for the Homeless; Salvage or Reclamation of Products (Indoor or Outdoor); Sex Offender Counseling Facility; Sexually Oriented Business; Slaughtering and Processing of Live Poultry; Swap Meet; Towing and Impound Yard; Trailer/RV Camp or Park; Transit Passenger Facility; Trucking Company;

**Downtown Services** - Facilities primarily engaged in providing personal services, commercial services, and miscellaneous repair services and shops, including, for example, the following: Animal Hospital, Clinic, or Shelter (with no Outside Pens); Business School; Catering Service; Check Cashing Service, Limited; Country Club (Private); Employment Agency; Financial Institution (General); General Personal Service; Health Club; Individual Care Facility; Massage Accessory; Martial Arts Studio; Mortuary or Funeral Chapel; Post Office, Local Service; Parking Facility Printing & Publishing; Private Club, Lodge, or Fraternal Organization; Tattoo Parlor/Body Piercing Studio; Tutoring Center; Trade School; Wedding Chapel

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

**PROJECT DESCRIPTION**

This is a request to amend LVMC Title 19.09.050.E.012(I) (Use Types) and associated definitions for the T5 Maker Form Based Code transect zone.

**ANALYSIS**

The City Council has adopted Form Based Code (FBC) standards for the Las Vegas Medical District, Fremont East District and the Historic Westside District as an implementation action of the Vision 2045 Downtown Las Vegas Masterplan. During the transition from standard zoning to Form Based Code, many uses permitted under the standard zoning code were not carried over to the FBC. In the past two years, staff has acquired real-world experience implementing the FBC, and it was determined that many of the higher intensity commercial and light to moderate industrial uses previously excluded with the initial FBC adoption would be appropriate for the T5 Maker zone.

The T5 Maker zone is appropriate for higher intensity commercial and light to moderate intensity industrial uses as many of the existing T5 Maker parcels were previously zoned for industrial uses prior to adoption of the FBC. These parcels typically have highway or rail frontage, and are located in close proximity to industrial or other high intensity uses.

A new T5 Maker use category, Downtown-Restricted, has been included as part of the "Other" use type in order to accommodate the majority of the proposed uses. All of the uses being added to the Downtown-Restricted category will be governed by the minimum conditional and special use requirements outlined in Title 19.12.070, and the most intensive uses will continue to require discretionary review by the appropriate governing body. The goal of the proposed amendment is to allow for a wider range of uses within the T5 Maker transect and to allow for additional development and redevelopment opportunities for parcels with industrial-type site characteristics.

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**FINDINGS**

This amendment will accomplish the following:

1. Add additional uses to the T5 Maker transect zone to allow for higher intensity commercial and light to moderate intensity industrial uses.
2. Allow for additional development and redevelopment opportunities for T5 Maker parcels with industrial-type site characteristics
3. Create a new T5 Maker use category named "Downtown-Restricted" within the "Other" use type in order to accommodate the majority of the proposed new uses.
4. Preserve the minimum conditional and special use requirements identified in Title 19.12.070 for the majority of the new proposed uses.
5. Preserve discretionary review by the appropriate governing body for the majority of the new proposed uses.