



Planning Commission Agenda Item

Date: August 9, 2017

Item No: <#>

TO: Planning Commission

FROM: Alfredo Melesio, Jr., AICP, Director Land Development & Community Services
Prepared By: Robert Eastman

SUBJECT: ZOA-04-17 (59183) ULTIMATE AUTO COLLISION (Public Hearing). An application submitted by Dwyer Engineering, LLC on behalf of UltimateCRC4, LLC, property owner, to amend Title 17 (Zoning Ordinance), to allow a vehicle, boat, and RV repair facility as a permitted use in the C-2, General Commercial District, and providing for other matters properly related thereto. (For possible action)

RECOMMENDATION:

The Land Development and Community Services Department recommends that ZOA-04-17 be approved as proposed by staff and forwarded to the City Council for final consideration.

BACKGROUND INFORMATION:

The applicant is requesting a Zoning Ordinance Amendment to allow Vehicle, Boat, and RV Repair as a Permitted Use within the C-2 General Commercial District.

The proposed amendment would modify one section within Title 17 as follows:

- Section 17.20.010, Table 17.20-1 – Permitted Use Table

ANALYSIS

The C-2, General Commercial District is intended to provide for the development of intense retail and services that will serve as major community cores. These areas can only be developed where arterial streets can accommodate the very heavy traffic generated by such development. Due to the nature of these areas, proximity to higher density residential districts is appropriate. In general the C-2 District serves as the area that contains our most intense commercial uses. C-2, General Commercial areas are typically located along the City's major arterials, such as Craig Road, Las Vegas Boulevard, North 5th Street and Rancho Drive.

Vehicle Repair is allowed in the most intense commercial districts within the City of Las Vegas and Clark County with a special use permit. Within the City vehicle repair only allowed within the M-2 and M-1 Districts with approval of a Special Use Permit. Allowing vehicle repair within the C-2 District may be appropriate in some locations. Therefore, a special use permit should

be used to allow some control of the uses and will be consistent with current standards. A special use permit will allow the Planning Commission and staff the ability to review each location individually and determine if an auto repair is appropriate at the specific location. Additionally, as a special use permit is a public hearing, all neighbors within 500 feet are notified, and can be heard by the Planning Commission. Therefore, staff supports the proposed amendment for Vehicle. Boat, and RV Repair as a Special Use within the C-2, General Commercial District.

ATTACHMENTS:

Letter of Intent
Proposed Ordinance