



Planning Commission Agenda Item

Date: June 08, 2022

Item No: 15.

TO: Planning Commission

FROM: Marc Jordan, Director Land Development & Community Services
Prepared By: Robert Eastman

SUBJECT: ZOA-03-2022 CNLV (Public Hearing). Applicant: City of North Las Vegas. Request: An amendment to Title 17 (Zoning Ordinance) to modify the RV Parking requirements; Permitted Use Table; and providing for other matters properly related thereto. (For Possible Action)

RECOMMENDATION:

The Land Development and Community Services Department recommends that ZOA-03-2022 (Ordinance 3132) be approved and forwarded to the City Council for final consideration.

BACKGROUND INFORMATION:

The City is proposing numerous amendments to Title 17 the Zoning Code: the largest changes include modifications to the permitted use table and to the recreation vehicle parking standards. Other minor changes are to remove some landscaping requirements in industrial developments and correct incorrect references in the code.

DEPARTMENT COMMENTS:

Public Works:	No comment.
Police:	No comment.
Fire:	No comment.

ANALYSIS:

The seven proposed amendments are four minor amendments and three corrections to references within the code or removing conflicts within the code. The proposed amendments are changes to the permitted use table; changes to the RV parking requirements in residential neighborhoods; changes to "on-sale" liquor requirements for restricted gaming licenses within the downtown area; and reductions to the foundation landscaping requirements within industrial developments.

The changes to the permitted use table are primarily within the RA/DC, Redevelopment Area / Downtown Core Subdistrict, although a few changes affect other districts as well. The proposed changes are to help encourage development while adding protection to the neighborhoods within the City. Specifically, single family dwellings will be permitted with a special use permit within the RA/DC, Redevelopment Area / Downtown Core Subdistrict. Additionally, residential health care facilities, animal hospitals, and health and fitness centers will be permitted as either a special or conditional use in the RA/DC, Redevelopment Area / Downtown Core Subdistrict where previously they were not permitted in the downtown area. Neighborhood protections include requiring special uses for convenience food stores, “off-sale” liquor licenses, private clubs, and funeral homes where previously they were either principally permitted or conditional uses. Finally, vehicle service facilities, deferred deposit establishments, and auto title loan establishments become not permitted within the RA /DC, Redevelopment Area / Downtown Core Subdistrict. The existing uses within the downtown area that are no longer permitted uses, will be considered legally non-conforming uses and will be “grandfathered.”

The second modification requires any restricted gaming “on-sale” use (tavern) within the RA / DC, Redevelopment Area / Downtown Core Subdistrict to have a restaurant. This is to prevent gaming dominated bars in the downtown area and promote restaurants within this neighborhood.

The third modification is to the RV parking requirements within the residential areas. The changes provide more flexibility for residences, by removing the lot width requirements, setback requirements, and driveway requirements. Any recreational vehicle will still be required to be parked or stored on a paved surface and the vehicle must be located behind the block wall on either the side or rear yard of the property.

The fourth modification is a minor modification that removes the foundation landscaping requirement for industrial buildings. Currently a 3-foot landscaped bed is required adjacent to the building, between the parking spaces and the structure. Because of soils conditions and practicality in employee parking areas, this 3-foot segment does not serve to enhance the district as originally intended.

Note: Within Ordinance 3132 language shown in ~~Red-strike-out~~ is proposed to be deleted, and language shown in Red is new language.

ATTACHMENT

Proposed Ordinance No. 3132 (Redlined)