

09/05/23 PC AGENDA SHEET

VEHICLE SALES AND MAINTENANCE HIGHLAND DR/MORGAN CASHMANS WAY
(TITLE 30)

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-23-0427-S VALLEY VIEW TWAIN, LLC:

USE PERMITS for the following: **1)** vehicle sales; and **2)** vehicle maintenance on 0.5 acres in an H-1 (Limited Resort and Apartment) Zone.

Generally located on the south side of Highland Drive between Polaris Avenue and Morgan Cashmans Way within Paradise. JJ/mh/syp (For possible action)

RELATED INFORMATION:

APN:

162-17-203-005

LAND USE PLAN:

WINCHESTER/PARADISE - ENTERTAINMENT MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: 3640 Highland Drive
- Site Acreage: 0.5
- Project Type: Vehicle sales and maintenance
- Building Height (feet): 25 feet, 4 inches
- Square Feet: 7,275
- Parking Required/Provided: 12/12

Site Plans

The plans depict an existing building located along the west portion of the site with no setback from the west property line and a 25 foot setback from the east property line. There are 6 parking spaces on both the front and rear sides of the property, with a 25 foot drive aisle on the east side of the building connecting the 2 sides of the property. There are also 4 bicycle parking spaces located directly in front of the building. An access fence is shown on the east side of the building, which may be open to allow vehicles through, and will be closed during non-business hours.

Landscaping

There is no existing or proposed on-site landscaping.

Elevations

There are no proposed changes to the exterior of the building with this request. The existing building is 18 feet high in the front, and increases to 25 feet, 4 inches at the peak of the parapet on the rear portion of the building. The front of the building features 2 storefront windows with the entrance doors located in the middle. The rear of the building features an access door and a roll-up door.

Floor Plans

The plans show a 7,275 square foot building with a largely open layout. All of the vehicle maintenance will be performed inside, within a 5,837 square foot dedicated workshop space that encompasses the majority of the floor area. There is a 54 square foot storage space, a 45 square foot closet, 2 restrooms, 4 office spaces, and a 457 square foot reception area that separates the entrance of the building from the workshop space in the rear.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant indicates that the property was rezoned from M-1 to H-1 for a project that was never built, adding that the surrounding area has been developed as industrial. The proposed use is primarily vehicle maintenance, with vehicle sales as an accessory use. The vehicles serviced and sold will primarily be the smaller sized buses used by the Regional Transportation Commission. The vehicle maintenance will be limited to tune-ups, oil changes, lubrication, smog check, brake and muffler repair and maintenance, the sale and repair of tires, window repair or replacement, and other similar routine maintenance functions. No commercial vehicles will be involved in the proposed vehicle maintenance. There are no proposed changes to parking, landscaping, or the building. All of the vehicle maintenance will occur inside of the building.

Prior Land Use Requests

Application Number	Request	Action	Date
ET-21-400157 (UC-19-0624)	First extension of time for a multiple family residential development with increased density and accessory commercial uses, with waivers for increased height, reduced parking, and modified driveway standards	Approved by BCC	November 2021
WS-21-0243	Freestanding sign with increased height (maximum 70 feet) and animated signs	Approved by BCC	August 2021
UC-19-0624	Multiple family residential development with increased density and accessory commercial uses, with waivers for increased height, reduced parking, and modified driveway standards	Approved by BCC	October 2019
ET-18-400204 (UC-0772-07)	Fifth extension of time for the resort hotel until September 5, 2020 to commence - expired	Approved by BCC	November 2018

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0772-07 (ET-0071-15)	Fourth extension of time for the resort hotel, until September 5, 2018 to commence - expired	Approved by BCC	October 2015
UC-0772-07 (ET-0061-13)	Third extension of time for the resort hotel, until September 5, 2015 to commence - expired	Approved by BCC	August 2013
UC-0772-07 (ET-0089-11)	Second extension of time for the resort hotel, until September 5, 2013 to commence - expired	Approved by BCC	November 2011
UC-0772-07 (ET-0244-09)	First extension of time for the resort hotel, until October 21, 2009 to commence - expired	Approved by BCC	October 2009
UC-0772-07	Original application to expand the Gaming Enterprise District for a resort hotel consisting of 312 hotel rooms and 1,150 resort condominiums - expired	Approved by BCC	September 2007
ZC-1644-05	Established the H-1 zoning and included a request for 412 residential condominiums and 885 resort condominiums with a maximum height of 569 feet	Approved by BCC	January 2006

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Entertainment Mixed-Use	H-1	Office/warehouse complex – under ROI for a resort hotel
South	Entertainment Mixed-Use	H-1	Hotel
East	Entertainment Mixed-Use	H-1	Office/warehouse buildings
West	Entertainment Mixed-Use	H-1	Industrial use

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request meets the goals and purposes of Title 30.

Analysis

Comprehensive Planning

A use permit is a discretionary land use application that is considered on a case by case basis in consideration of Title 30 and the Master Plan. One of several criteria the applicant must establish is that the use is appropriate at the proposed location and demonstrate the use shall not result in a substantial or undue adverse effect on adjacent properties.

Commercial and industrial uses are common along Highland Drive and currently exist on the properties adjacent to the subject site. The parcel is currently paved with dedicated parking spaces as shown on the site plan, with no proposed changes to the property. All vehicle maintenance will occur inside of the building, limiting the potential impact on adjacent properties, particularly the resort hotel to the south. The vehicle sales are directly related to the vehicle maintenance, so no additional impact is expected. However, staff recommends that a

time limit for review be placed on the application to ensure that the proposed uses do not have adverse effects on the adjacent properties in the future.

Staff Recommendation

Approval.

If this request is approved, the Board and/or Commission finds that the application is consistent with the standards and purpose enumerated in the Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- 2 years to commence and review as a public hearing;
- No commercial vehicle maintenance or sales are permitted.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time and application for review; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

Public Works - Development Review

- No comment.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that the property is already connected to the CCWRD sewer system; and that if any existing plumbing fixtures are modified in the future, then additional capacity and connection fees will need to be addressed.

TAB/CAC: Paradise - approval.

APPROVALS:

PROTESTS:

APPLICANT: CREATIVE BUS SALES

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