

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
WS-25-0772-4643 EAST CHARLESTON BLVD, LLC:

HOLDOVER WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate and reduce street landscaping; and 2) alternative driveway geometrics.

DESIGN REVIEW for a proposed vehicle sales facility on 0.83 acres in a CG (Commercial General) Zone.

Generally located south of Charleston Boulevard and east of Arden Street within Sunrise Manor. TS/rg/cv (For possible action)

RELATED INFORMATION:

APN:

161-05-510-282; 161-05-510-297

WAIVERS OF DEVELOPMENT STANDARDS:

1.
 - a. Eliminate street trees along Charleston Boulevard where large trees shall be provided every 30 linear feet of street frontage per Section 30.04.01D.
 - b. Reduce the street landscaping strip along Charleston Boulevard to 5 feet where a 10 foot wide landscape strip is required per Section 30.04.01D.
2. Allow a commercial pan driveway where a commercial curb return driveway is required per Uniform Standard Drawing 222.1.

LAND USE PLAN:

SUNRISE MANOR - CORRIDOR MIXED-USE
SUNRISE MANOR - NEIGHBORHOOD COMMERCIAL

BACKGROUND:**Project Description**

General Summary

- Site Address: 4631 and 4633 E. Charleston Boulevard
- Site Acreage: 0.83
- Project Type: Vehicle sales facility
- Number of Stories: 1
- Building Height (feet): 12 (existing vehicle sales building)
- Square Feet: 3,415 (existing vehicle sales building)
- Parking Required/Provided: 3/3
- Sustainability Required/Provided: 7/5.5

Site Plan

The plan depicts a vehicle sales facility spanning 2 parcels, utilizing an existing 3,415 square foot single-story building, with 1,170 square feet designated as the sales floor area. The site includes a secured inventory lot with multiple vehicle display areas along the north, middle, and southern portions of the facility. Three parking spaces are required per Title 30 and the site plan depicts 3 parking spaces are provided.

The main access to the site is provided via an existing driveway along Charleston Boulevard located on the northeast corner of APN 161-05-510-297. A secondary access point is proposed via a one-way pan driveway from Nevada Avenue on APN 161-05-510-297, which would serve the inventory side of the project. This driveway does not meet the commercial curb return standard and is the subject of a waiver request to allow its construction as proposed.

The site plan also depicts a 3 foot high chain-link fence along the north property line, behind a 5 foot wide landscape strip adjacent to Charleston Boulevard. Along the south property line adjacent to Nevada Avenue, the applicant is proposing an 8 foot high security fence behind the 10 foot wide landscape strip. On the southeast corner, an access gate is set back 25 feet from the south property line.

The plan also depicts designated areas for trash and recycling bins behind the building and bicycle racks located east of the building. Accessible pedestrian routes are provided from the northeast corner of the site and extends toward the building, located between the display area and inventory area of the lot.

Landscaping

The plan depicts a 5 foot wide landscape strip along Charleston Boulevard and a 10-foot-wide landscape area along Nevada Avenue. Shrubs are provided along Charleston Boulevard, but no trees are shown along this frontage. The applicant has requested a waiver to reduce the width of the landscape strip and to allow for no trees to be installed along Charleston Boulevard. Large trees and shrubs are depicted along Nevada Avenue.

Elevations

No changes are proposed to the existing building. However, photographs show the existing stucco building with a height up to 12 feet and tile roofing.

Floor Plans

The plan depicts a single-story commercial building totaling approximately 3,415 square feet. The layout includes a 1,170 square foot sales area with sales offices, finance manager's office, hallway, customer restroom, and virtual showroom. The remaining 2,245 square feet is dedicated to non-sales functions, including support rooms, storage, staff restrooms, break room, manager's office, and reception area.

Applicant's Justification

Due to the operational needs of the site, the applicant requires additional open space to accommodate vehicle displays and circulation relief is sought from certain requirements, including commercial curb returns with a standard pan driveway proposed. Additional requests

include reducing the required landscape depth from 10 feet to 5 feet along Charleston Boulevard and waving the requirement to plant 6 trees in this area, with payment of the in-lieu fee.

Prior Land Use Requests

Application Number	Request	Action	Date
ET-21-400063 (UC-18-0557)	First extension of time for vehicle sales - expired	Approved by BCC	June 2021
UC-18-0557	Allowed vehicle (automobile) sales - expired	Approved by BCC	September 2018
ET-0221-06 (DR-1031-04)	Extension of time for vehicle maintenance and retail building - expired	Approved by BCC	December 2006
DR-1031-04	Vehicle maintenance and retail building - expired	Approved by BCC	July 2004
ZC-1071-02	Reclassified the site from R-2 to C-1 zone for a retail store	Approved by BCC	November 2002

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	City of Las Vegas	R-3	Multi-family residential
South	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS5.2	Single-family residential
East	Neighborhood Commercial	CG	Retail
West	Neighborhood Commercial	CG	Office

Related Applications

Application Number	Request
ZC-25-0771	A zone change from CP to CG is a companion item on this agenda.

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request is consistent with the Master Plan and is in compliance with Title 30.

Analysis

Comprehensive Planning

Waivers of Development Standards

The applicant shall have the burden of proof to establish that the proposed request is appropriate for its proposed location by showing the following: 1) the use(s) of the area adjacent to the subject property will not be affected in a substantially adverse manner; 2) the proposal will not materially affect the health and safety of persons residing in, working in, or visiting the immediate vicinity, and will not be materially detrimental to the public welfare; and 3) the proposal will be adequately served by, and will not create an undue burden on, any public improvements, facilities, or services.

Waivers of Development Standards #1a and #1b

The site is located in an area identified as having high exposure to heat vulnerability based on regional heat index data. While the site can physically accommodate the required 10 foot landscape strip and street trees, the request appears to be based on design preference rather than necessity, and no hardship has been demonstrated. The proposed reduction in landscaping and removal of street trees limits the site's ability to meet the intent of the landscaping standards, which are intended to mitigate urban heat island effects, reduce glare, provide pedestrian shade, and enhance the visual character of the streetscape. The request does not meet the minimum requirements established to support environmental goals and promote pedestrian comfort along major corridors. Therefore, staff does not support these requests.

Design Review

Development of the subject property is reviewed to determine if 1) it is compatible with adjacent development and is harmonious and compatible with development in the area; 2) the elevations, design characteristics and others architectural and aesthetic features are not unsightly or undesirable in appearance; and 3) site access and circulation do not negatively impact adjacent roadways or neighborhood traffic.

The proposed development involves the adaptive reuse of an existing single-story commercial building to establish a vehicle sales facility across 2 parcels. The project is generally compatible with adjacent commercial development and maintains a scale and use consistent with the surrounding area. The existing building elevations remain unchanged and are not considered visually intrusive or undesirable in appearance. Site access is provided from Charleston Boulevard, with a secondary access point from Nevada Avenue; circulation is internalized and not expected to negatively impact adjacent roadways or neighborhood traffic. While the overall site design reflects a functional and organized layout that supports the intended use, staff does not support the companion waiver requests related to landscaping. Therefore, staff does not support this request.

Public Works - Development Review

Waiver of Development Standard #2

Commercial curb return driveways help mitigate traffic by allowing a smooth transition from the road into the commercial site, whereas pan driveways require vehicles to nearly come to a stop to negotiate a turn into a site. As such, pan driveways are not an acceptable standard for any driveways other than emergency access driveways only. Therefore, staff cannot support this request.

Staff Recommendation

Denial.

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

If approved:

- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance, and payment of the tree fee-in-lieu is required for any required trees waived.
- Applicant is advised within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; 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; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Drainage study and compliance;
- Applicant to dedicate and construct a bus shelter pad behind sidewalk, approximately 50 feet from their west property line per CCUSD No. 234.2.
- Applicant is advised that Nevada Department of Transportation (NDOT) permits may be required.

Southern Nevada Health District (SNHD) - Engineering

- Applicant is advised to contact the SNHD Environmental Health Division at septics@snhd.org or (702) 759-0660 to obtain written approval for a Tenant Improvement, so that SNHD may review the impact of the proposed use on the existing Individual Sewage Disposal (Septic) System.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that the property is currently under plan review for a septic system conversion to the Clark County Water Reclamation District (CCWRD) sewer system; and that any future modifications to existing plumbing fixtures may require additional capacity and connection fees, which will need to be addressed at that time.

TAB/CAC:

APPROVALS:

PROTESTS: 4 cards

COUNTY COMMISSION ACTION: December 17, 2025 – HELD – To 01/21/26 – per the applicant.

APPLICANT: NOVA AUTO LLC

CONTACT: TAYLOR CONSULTING GROUP, INC., 8414 W. FARM ROAD #180, LAS VEGAS, NV 89131