

11/19/24 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-24-0512-CANNON PROPERTIES, LLC:

USE PERMIT for a vehicle paint/body shop.

DESIGN REVIEW for new accessory structures in conjunction with a proposed vehicle paint/body shop on 1.15 acres in a CG (Commercial General) Zone.

Generally located on the west side of Boulder Highway, 100 feet north of Sandhill Road within Winchester. TS/rg/kh (For possible action)

RELATED INFORMATION:

APN:

161-07-201-005

LAND USE PLAN:

WINCHESTER/PARADISE - CORRIDOR MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: 3788 Boulder Highway
- Site Acreage: 1.15
- Project Type: Vehicle paint/body shop
- Number of Stories: 1
- Building Height (feet): 30 (commercial building)/10 & 15 (shade structures)
- Square Feet: 12,000 (commercial Building)/100 & 400 (shade structures)
- Parking Required/Provided: 24/35

Site Plan

The plan depicts an existing 12,000 square foot commercial building, centrally located within the site, which was previously a retail use (auto parts store). The proposed vehicle paint/body shop will now replace the existing use. The plan depicts 2 existing shade structures, a 100 square foot and a 400 square foot located on the southwest of the commercial building. These structures are to be used as a preparation area to wash and vacuum vehicles. All paint/body shop work will happen inside the building. Previously, the trash enclosure was installed in the area where these shade structures are now located. A new trash enclosure will be located behind the building, north of the shade structures. The site is accessible via Boulder Highway only. Thirty-five parking spaces exist on the site where 24 are required for the new use.

Landscaping

The property has existing landscaping. The applicant has planted additional trees along the rear property line, adjacent to existing manufactured home park, which is now consists of double rows of trees for a total of 9 trees.

Elevations

The elevations depict an existing commercial building with no proposed changes. The plans also depict 2 shade structures consisting of metal finish that is colored white to match the commercial building. These structures measure 10 feet and 15 feet in height. The west elevation of the building contains an existing roll-up door. The door was part of the expansion of the building that was previously approved by WS-0182-12.

Floor Plans

The plan depicts offices, break room, restrooms, spray booths, vehicle masking area, frame machine, car lift, welding area, vehicle body work area and utility rooms.

Applicant's Justification

The applicant states that the existing building will house the proposed vehicle paint/body shop. The building is located 205 feet from the shared property line with the manufactured home park to the west. The nearest home is 35 feet away from the shared property, with a total distance of 240 feet from the commercial building. In addition, the existing roll up metal door on the rear side of the building is screen by the existing landscaping to the west property line. The site contains 2 accessory structures located on the rear side of the commercial building that will be used as a vehicle wash as an accessory use and not open to the public. Therefore, the applicant believes that the site is an ideal location for the proposed use.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-0182-12	Waiver of development standards and design review for building expansion of an existing auto parts store	Approved by PC	June 2012
ADR-1336-04	Addition to an existing commercial building - expired	Admin Approved	December 2004
ZC-1082-00	A BCC initiated zone change to reclassify this site and other parcels from a C-3 zone to a C-2 zone to implement Title 30	Approved by BCC	September 2000
ZC-2085-96	Reclassified the site from H-2 to C-3 zoning to allow a tool and equipment sales and rental yard in conjunction with an existing auto parts store	Approved by BCC	January 1997
UC-0081-69	Approved to construct a 6,000 square foot building for an auto parts store	Approved by BCC	January 1970

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
Northwest	Corridor Mixed-Use	CG	Vehicle sales
Southeast	Corridor Mixed-Use	H-2	Vehicle sales
Northeast	Compact Neighborhood	RS5.2	Approved single-family residential development
Southwest	Corridor Mixed-Use	H-2 & RS5.2	Manufactured home park

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

Use Permit

A special use permit is considered on a case by case basis in consideration of the standards for approval. Additionally, the use shall not result in a substantial or undue adverse effect on adjacent properties, character of the neighborhood, traffic conditions, parking, public improvements, public sites or right-of-way, or other matters affecting the public health, safety, and general welfare; and will be adequately served by public improvements, facilities, and services, and will not impose an undue burden.

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.

Use Permit & Design Review

The applicant has requested a use permit for a vehicle paint/body shop which is required within the CG zone. The proposed vehicle paint/body shop will have the paint booth, prep and body work area. In all zones vehicle paint/body repair work must occur within an enclosed building which is indicated on the plans. The building is set back 205 feet from the shared property line with the manufactured home park. Manual vehicle wash is permissible as an accessory use since it is not open to the public. Staff can support the requests since the proposed use will take place in an enclosed building which is located more than 200 feet from manufactured home park, additional landscaping has been provided to create double rows of trees to mitigate the impact of the roll-up door and the carwash, and there are sufficient parking spaces on-site.

The subject site contains 2 non-permitted shade structures to be used as manual vehicle wash and vacuum of the repaired vehicles. The trash enclosure will be relocated from the area where the accessory structures are located to the rear side of the commercial building. Both the shade structures and trash enclosure are located away from the public right-of-way. The structures have

been painted to match the building. If approved the applicant is required to obtain building permits for the shade structures and the new trash enclosure location.

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

- 1 year to complete the building permit and inspection process for the shade structures and trash enclosure or the application will expire unless extended with approval of an extension of time;
- 2 years to commence the use or the application will expire unless extended with an extension of time;
- No outdoor storage shall be permitted within the landscaping area along the rear property line;
- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance.
- Applicant is advised the shade structures may be used for handwash/vacuum only and cannot be used for vehicle paint/body shop activities, 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

- Applicant is advised that Nevada Department of Transportation (NDOT) permits may be required.

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: Winchester - approval.

APPROVALS:

PROTESTS:

APPLICANT: BROTHERS BODY SHOP, INC.

CONTACT: BROTHERS BODY SHOP, INC, 3738 BOULDER HIGHWAY, LAS VEGAS, NV 89121