

08/07/24 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-24-0287-VILLA FABIAN:

USE PERMIT for vehicle repair and maintenance.

DESIGN REVIEW for a vehicle repair and maintenance facility on 2.38 acres in an IP (Industrial Park) Zone within the Airport Environs (AE-80 & APZ-1) Overlay.

Generally located on the south side of Cheyenne Avenue, 230 feet west of Nellis Boulevard within Sunrise Manor. MK/jud/syp (For possible action)

RELATED INFORMATION:

APN:

140-17-501-005; 140-17-501-006

USE PERMIT:

1. a. Allow a vehicle repair and maintenance facility in an APZ-1 overlay.
- b. Allow a vehicle repair and maintenance facility in an IP zone.

LAND USE PLAN:

SUNRISE MANOR - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: 5041 E. Cheyenne Avenue
- Site Acreage: 2.38
- Project Type: Vehicle repair & maintenance
- Number of Stories: 1
- Building Height (feet): 25
- Square Feet: 8,900
- Parking Required/Provided: 82/103
- Sustainability Required/Provided: 7/1

History, Site Plans, & Request

The overall site design was approved via ZC-19-0842. The original plans depict a vehicle repair facility consisting of Building A, a 2 story, 13,004 square foot vehicle repair and light manufacturing shop, located on the southern portion of APN 140-17-501-006 (eastern portion of the site). A condition of approval required design reviews as a public hearing for future Buildings B & C. This request is to meet the condition of approval and request a design review for Building C. This application also includes a use permit for a vehicle repair and maintenance

facility as the proposed use is within 200 feet of an area subject to Residential Adjacency. Building C is 155 feet from the residential development to the south.

The current plans depict the design for Building C approximately 50 feet north of the southern property line of APN 140-17-501-005, with an 8,892 square foot outside storage area between the building and the property line. An 8 foot high CMU block wall is shown extending the length of the west, south and east property lines. The 8 foot high CMU wall also extends northward from the edge of Building A on the east property line to the edge of the property along Cheyenne Avenue. An 8 foot high wrought iron fence is located along the outer edge of the landscaping along Cheyenne Avenue which curves with the landscaping along the commercial driveway. Parking is located to the north of Building A (41 spaces), between Building A and future Building B (42 spaces), and north of Building C (23 spaces). The property is accessed from Cheyenne Avenue from a commercial driveway. No changes are proposed to the previously approved site design.

Landscaping

The existing landscaping includes a 10 foot wide landscape strip, behind a 5 foot wide attached sidewalk along Cheyenne Avenue. A 5 foot wide landscape strip located along the east property line. In addition, a 5 foot wide landscape strip is located along the west property line between future Building B and Building C. There are landscape strips at the ends of the parking areas. No changes are proposed to the previously approved landscape design.

Elevations

The plans depict a 1 story building up to 25 feet in height. All roof mounted equipment is located behind parapet walls. Construction materials consist of split-faced CMU block with several contrasting bands to break-up the blank wall. In addition, there are canopies over the doors along the north building façade, facing Cheyenne Avenue. Roll-up doors for the vehicle repair are located on the north side of the building, facing Cheyenne Avenue.

Floor Plan

The floor plan shows an 8,900 square foot building. It consists of 6 separate tenant spaces ranging in size from 1,399 square feet to 1,483 square feet. Each tenant space is shown as an open floor area with a restroom.

Applicant's Justification

The applicant states the proposed building is compatible with the existing building on site. Site circulation and landscape area was approved and completed per a previous application ZC-19-0842. The proposed application is limited to a new ground up building in an empty pad on an already built out site and installed landscape, which is the main reason why the applicant is not able to obtain more sustainability points for site development.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-19-0842	Reclassified 1.6 acres from R-E to M-D zoning for a vehicle repair and maintenance complex	Approved by BCC	February 2020
UC-19-0604	Vehicle repair facility/reduced parking/landscaping waivers	Approved by PC	September 2019
ZC-0191-01	Reclassified the property to M-D zoning for an office/warehouse development	Approved by BCC	April 2001

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Business Employment	RS5.2 (AE-80, APZ-1)	Manufactured home park
South	Business Employment	CG & IL (AE-80, APZ-1)	Office building & landscaping supply business
East	Business Employment	CG (AE-80, APZ-1)	Office building & convenience store
West	Public Use	PF (AE-80, APZ-1)	Nellis Meadows 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.

Staff finds that the proposed use can operate in a manner that should not have a negative impact on the surrounding area. The request complies with the Master Plan and Sunrise Manor Goals and Policies SM-5.2 which encourages development patterns and standards compatible with the continuing operation of Nellis Air Force Base and the AEO District. In addition, the applicant indicates that the vehicle repair and maintenance will conduct business indoor with incidental outdoor storage. Therefore, staff can support the requested use permit.

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.

Staff finds that the proposed layout and design of Building C will be a positive addition to this area of Sunrise Manor and accomplish the development of an in-fill piece of property. The proposed use complies with Master Plan Policy 6.1.6 which encourages in-fill, redevelopment, and the adaptive reuse of vacant or underutilized buildings; therefore, staff can support this request.

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

- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance;
- No gathering of individuals in an area that would result in an average density of greater than 25 persons per acre per hour during a 24-hour period, not to exceed 50 persons per acre at any time.
- 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

- Comply with approved drainage study PW20-14622;
- Traffic study and compliance.

Fire Prevention Bureau

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0278-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC: Sunrise Manor - approval.

APPROVALS:

PROTESTS:

APPLICANT: LUIS FLORES PAZ

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