

10/03/23 PC AGENDA SHEET

VEHICLE REPAIR
(TITLE 30)

WYNN RD/CANNOLI CIR

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-23-0514-CAMMARERI ADRIENNE:

USE PERMIT to allow a service bay door to face a street.

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** eliminate screening for mechanical equipment; **2)** parking reduction; **3)** eliminate gate setback; and **4)** reduce the trash enclosure setback.

DESIGN REVIEW for the expansion of an existing vehicle repair facility on 0.5 acres in an M-1 (Light Manufacturing) Zone.

Generally located on the southwest corner of Wynn Road and Cannoli Circle within Paradise.
MN/jud/syp (For possible action)

RELATED INFORMATION:

APN:

162-19-810-008

WAIVERS OF DEVELOPMENT STANDARDS:

1. Eliminate screening for mechanical equipment where required per Table 30.56-2.
2. Allow a parking reduction to 13 spaces where 28 spaces are required per Table 30.60-2 (a 54% reduction).
3. Eliminate setback from a gate to the street where 50 feet is required per Section 30.64.020 (a 100% reduction).
4. Reduce the trash enclosure setback to the street to 8 feet where 10 feet is required per Section 30.56.120 (a 20% reduction).

LAND USE PLAN:

WINCHESTER/PARADISE - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: 4795 Wynn Road
- Site Acreage: 0.5
- Project Type: Vehicle repair
- Number of Stories: 1
- Building Height (feet): 19

- Square Feet: 2,567 (addition)/2,432 (existing)
- Parking Required/Provided: 28/13

Site Plans

The plans depict an existing vehicle repair facility within a 2,432 square foot building built in 1983. The existing building is located along the west side of the site. The proposed addition to the subject site is 2,567 square feet and the maximum height is 19 feet. The proposed metal building addition is located along the south side of the site and will be internally connected with the existing building. Access to the site is via a private cul-de-sac, Cannoli Circle. Thirteen parking spaces are provided for this facility where 28 parking spaces are required by Title 30. The trash enclosure is located on the northeast corner of the site, intruding into the right-of-way setback along Cannoli Circle by 1 foot 2 inches; therefore, waivers of development standards are included in this application. Additionally, a design review for the addition, as well as a use permit to allow service bay doors facing a street (Cannoli Circle) are a part of this request. The hours of operation are Monday to Friday from 7:00 a.m. to 6:00 p.m. The vehicles being repaired are automobiles and light trucks and will not include any watercraft or recreational vehicles.

Landscaping

Existing 6 foot wide street landscaping (palm trees) is provided along Wynn Road. The applicant states the landscaping has been there for at least 20 years. No parking lot landscaping is proposed on site.

Elevations

The plan shows an existing 1 story plaster over CMU 2,432 square foot building. The proposed 1 story addition is a 2,567 square foot metal building, which will be internally connected to the existing building. The proposed metal building will be painted to match the existing CMU building. Existing roof mounted A/C equipment will remain exposed. The overall height of the vehicle repair facility is 19 feet.

Floor Plans

Plans depict a 4,999 square foot building, consisting of a 582 square foot office, restrooms, a 1,850 square foot service bay (existing), and 2,567 new service bays (proposed).

Signage

Signage is not a part of this request.

Applicant's Justification

According to the applicant the existing conditions of the site have been there at least the past 20 years. Additionally, the lot size is small. A special use permit to allow service bay doors facing a street is needed since the proposed doors face the side street Cannoli Drive, which is less impactful than the existing service bay doors that face Wynn Road. The applicant states the request for a waiver of development standards to allow the existing roof-mounted AC equipment to be exposed is needed, but all new units will be either ground-mounted or wall mounted on the back side of the newly proposed structure, which will not be visible from the street.

The reduction in parking from 28 spaces to 13 spaces is necessary and the applicant states the business does not generate trips from visitors. Customers leave their vehicles for repairs; the shop technicians move the cars in and out of the bays as they repair them. Consequently, they can stack several cars deep as vehicles don't move daily. The applicant states customers' cars would not be trapped because of another customer parking behind them. Additionally, the parking is existing and has been for at least 20 years, requiring the owner to comply with today's Code would further reduce the amount of parking allowed. Likewise, having the gate set back 18 feet and the trash enclosure relocated to meet today's Code would result in further reduction of parking spaces.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-0144-83	Reclassified 5.3 acres from R-E to M-1 zoning	Approved by BCC	September 1983

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North, East & West	Business Employment	M-1	Industrial uses
South	Entertainment Mixed-Use	M-1	Industrial uses

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

Use Permit

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.

The applicant's request to allow service bay doors to face Cannoli Circle is less intrusive than the bays facing Wynn Road. The surrounding area is industrial, and several other businesses have service bay doors facing the public right-of-way. Staff can support this request; however, since staff does not support the waivers of development standards, staff does not support the use permit.

Waivers of Development Standards

According to Title 30, the applicant shall have the burden of proof to establish that the proposed request is appropriate for its existing location by showing that the uses of the area adjacent to the property included in the waiver of development standards request will not be affected in a substantially adverse manner. The intent and purpose of a waiver of development standards is to

modify a development standard where the provision of an alternative standard, or other factors which mitigate the impact of the relaxed standard, may justify an alternative.

Waiver of Development Standards #1

Staff finds the request to eliminate screening for mechanical equipment visible from the right-of-way a self-imposed hardship. By providing the Code required screening, the site will be more aesthetically pleasing and contribute to the betterment of this industrial area. Therefore, staff cannot support this request.

Waiver of Development Standards #2

Staff does not typically support such a large parking lot reduction. Sufficient on-site parking is necessary to avoid street congestion and traffic jams due to the off-site parking that can be caused by lack of on-site parking. Staff finds the proposed stacking of parking which the applicant utilizes as justification for the parking reduction is acceptable. The vehicles are dropped off and worked on in the order they are received. The shop technicians are the only ones having to maneuver the vehicles on site. However, the small site and the proposed addition could contribute to difficult maneuvering of the tandem parked vehicles. Consequently, staff cannot support the request to reduce the required parking.

Waiver of Development Standards #3

The request to eliminate the gate setback cannot be supported by staff. The gate setback requirement is to avoid vehicle queuing into the public right-of-way. Staff understands the access to the site is via a private cul-de-sac. However, there is only 25 feet, approximately, between the gate along Cannoli Circle and Wynn Road. Consequently, this can create a spillover effect of vehicles along Wynn Road, which is the main access point for several business in the area. Due to all these factors, staff cannot support this request.

Waiver of Development Standards #4

Staff finds the trash enclosure setback is acceptable given the fact that this have been the location of the trash enclosure for decades and staff could not find any filed complaints. Staff could support the request for this waiver of development standards. However, since staff is not supporting the additional waivers of development standards, staff cannot support this request.

Design Review

The proposed metal building addition is compatible with the existing CMU building in height and color. However, staff finds that the proposed addition could create an over build of the site, which in turn could cause circulation/maneuvering conflicts. Hence staff cannot support the proposed design review.

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:

- Applicant is advised that the installation and use of cooling systems that consumptively use water will be prohibited; the County has adopted a rewrite to Title 30 effective January 1, 2024, 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; 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; and that this application must commence within 2 years of approval date or it will expire.

Public Works - Development Review

- No comment.

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 appears to have an existing septic system; and to please contact the Southern Nevada Health District when modifying existing plumbing fixtures.

TAB/CAC: Paradise - approval (1 year to review as a public hearing).

APPROVALS:

PROTESTS:

APPLICANT: DARRELL WOOD

CONTACT: DARRELL WOOD ARCHITECT, 3263 PALM DESERT WAY, LAS VEGAS, NV 89120