

06/02/26 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-26-0232-R W BUFFALO, LLC:

USE PERMIT for proposed vehicle maintenance or repair in conjunction with an existing vehicle sales facility within an existing office/warehouse complex on 4.31 acres in an IP (Industrial Park) Zone within the Airport Environs (AE-60) Overlay.

Generally located north of Warm Springs Road and west of Buffalo Drive within Spring Valley.
MN/bb/kh (For possible action)

RELATED INFORMATION:

APN:

176-04-801-006

LAND USE PLAN:

SPRING VALLEY - CORRIDOR MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: 7165 South Buffalo Drive, Suites 100, 110, and 115
- Site Acreage: 4.31
- Project Type: Vehicle maintenance or repair
- Number of Stories: 1
- Building Height (feet): 28
- Square Feet: 10,721 (entire lease space including existing vehicle sales facility)/1,140 (dedicated for the proposed vehicle maintenance or repair)
- Parking Required/Provided: 174/201 (existing on site)

Site Plans

The plans depict an office/warehouse complex consisting of 3 buildings and totaling 71,880 square feet. Building A is located on the eastern portion of the site and Buildings B and C are located on the western portion of the site. Access to the site is from Buffalo Drive while parking for the facility is in the southwest corner of the site at the south side of Building B. The southern 3 units of Building B will consist of an existing 10,721 square foot vehicle sales facility with a proposed vehicle maintenance or repair use. The proposed maintenance or repair use is located 15 feet from a residential use to the west where a 200 feet is required per code; therefore, a special use permit is required.

In addition, previously approved land use applications (UC-19-0923 and UC-20-0212) included waiver of development standards for reduced parking for the site. UC-20-0212 reduced parking

to 201 parking spaces. Including this application, the current requirement for parking is 174 parking spaces where 201 parking spaces are existing.

Landscaping

No changes to landscaping are proposed or required as part of this application.

Elevations

The existing buildings have varied rooflines with flat roofs behind parapet walls ranging in height from 26 feet to 28 feet. The façade consists of tilt-up construction with recessed office entries, metal trellises or awnings, and storefront door and window treatments. There are roll-up garage doors located on the east and west sides of the buildings facing the interior of the site. There are no roll-up doors facing west in Building B. No revisions are required or provided with this request.

Floor Plans

The plans depict a proposed 10,721 square foot vehicle sales facility within multiple units. The plans show various spaces for showroom desks, offices, breakroom, restrooms, storage, photo booth space, and a service area at the north end of the units with 1 roll-up door facing the parking lot to the east. The vehicle maintenance or repair area will include the 1,140 square feet of space at the north end of the facility.

Applicant’s Justification

The applicant is proposing a portion of the 10,721 square foot vehicle sales floor area be used as a service facility for vehicle maintenance and repair. The office/warehouse complex currently has other uses that were approved by special use permit. This facility is not a traditional high volume vehicle maintenance and repair facility, but a facility limited in scope to light mechanical work, inspections, and cosmetic reconditioning. The office/warehouse complex has adequate parking for all current users. Operations will be conducted by appointment, with a limited number of vehicles on-site. This use will add jobs to the area and is consistent and compatible with uses in the complex.

Prior Land Use Requests

Application Number	Request	Action	Date
ET-22-400068 (UC-20-0212)	First extension of time for a use permit and waiver of development standards for a recreational facility with reduced parking – no additional reviews required	Approved by PC	June 2022
UC-20-0212	Use permit and waivers of development standards for a recreational facility with reduced parking	Approved by PC	July 2020
UC-19-0923	Use permit, waivers of development standards, and design review for a recreational facility (indoor batting cages) with accessory retail, reduced parking and reduced parking lot landscaping, and alternative parking lot landscaping	Approved by PC	January 2020
UC-19-0103	Use permit to allow an office as a principal use and a recreational facility	Approved by PC	March 2019

Prior Land Use Requests

Application Number	Request	Action	Date
TM-19-500035	Tentative map for a 1 lot commercial subdivision on 4.3 acres	Approved by PC	March 2019
NZC-0860-17	Non-conforming zone change from C-2 to M-D zoning for an office/warehouse development	Approved by BCC	January 2018

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Business Employment	RM32 (AE-60)	Multi-family residential development
South	Corridor Mixed-Use	CG (AE-60)	Medical office building
East	Business Employment	IP (AE-60)	Distribution center
West	Corridor Mixed-Use	RM32 (AE-60)	Multi-family residential development

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 a vehicle maintenance and repair facility within the existing office/warehouse complex located adjacent to an existing multiple-family residential use, is not compatible with the immediate area. Although the proposed use will be conducted within a building which is adequately served by public improvements, facilities, and services, the type of use proposed is not compatible with residential uses within 200 feet; therefore, staff recommends denial of 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:

- Applicant is advised that certain uses are not permitted in the airport environs and certain other uses will require a special use permit; 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

- No comment.

Fire Prevention Bureau

- Applicant is advised that permits may be required for this facility and to contact Fire Prevention for further information at (702) 455-7316.

Clark County Water Reclamation District (CCWRD)

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

TAB/CAC: Spring Valley - approval.

APPROVALS:

PROTESTS:

APPLICANT: THECARWIZ

CONTACT: THECARWIZ, 7165 S. BUFFALO DRIVE, SUITE 115, LAS VEGAS, NV 89113