

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-25-0017-B F H VEGAS I, LLC:

HOLDOVER USE PERMIT for a vehicle paint/body shop.

WAIVER OF DEVELOPMENT STANDARDS to modify residential adjacency standards.

DESIGN REVIEW for a proposed vehicle paint/body shop in conjunction with an existing commercial building on 2.40 acres in a CG (Commercial General) Zone.

Generally located on the north side of Tropicana Avenue and the east side of Mojave Road within Paradise. JG/tpd/kh (For possible action)

RELATED INFORMATION:

APN:

162-24-802-001

WAIVER OF DEVELOPMENT STANDARDS:

Allow outdoor storage adjacent to a residential use where not permissible per Section 30.04.06E.

LAND USE PLAN:

WINCHESTER/PARADISE - NEIGHBORHOOD COMMERCIAL

BACKGROUND:

Project Description

General Summary

- Site Address: 3210 E. Tropicana Avenue
- Site Acreage: 2.40
- Project Type: Proposed vehicle paint/body shop
- Number of Stories: 1
- Building Height (feet): 18.5 (maximum)
- Square Feet: 12,835
- Parking Required/Provided: 26/33

History & Site Plan

The site was reclassified from R-1 zoning to C-1 zoning via ZC-0121-86 to construct an office building. The submitted site plan depicts an existing office building with access to the site provided via 2 existing driveways along the west property line adjacent to Mojave Road. The existing building is set back 25 feet from the east property line and 74 feet from the south property line. There are existing parking spaces on the west and north sides of the building. The site provides 33 spaces for parking where 26 spaces are required for the proposed use. The north portion of the site will be sectioned off with a CMU wall that will provide space for outdoor storage. The northern swing gate along Mojave Road will be setback 25 feet and kept open

during business hours. The swing gate to the south will be flush with the south CMU wall and kept open during business hours.

Landscaping

The plan depicts proposed landscaping along the perimeter of the site with additional landscape islands being added to the parking lot. There is an intense landscape buffer along the north and east sides of the property. The landscape area along the north is over 80 feet wide. The intense landscape buffer will consist of Acacia Stenophylla spaced every 20 linear feet with Blue Atlas Cedar placed directly between at 10 linear feet. Shrubs will be placed between these trees to complete the intense landscape buffer. Street landscaping will be placed along Mojave Road and Tropicana Avenue. It will consist of existing pine trees and shrubs, along with proposed Acacia Stenophylla, Blue Atlas Cedar, Chilopsis Linearis, and Searsia Lancea. The proposed trees will be spaced every 30 linear feet along Mojave Road and every 20 linear feet along Tropicana Avenue. The parking lot landscape islands will consist of two Chilopsis Linearis and three Acacia Redolens.

Elevations

The plan depicts an existing flat roof building with varying elevations of 17.5 feet to 18.5 feet in height. There are 3 existing roll-up doors, a pedestrian access door, and store front windows on the west side of the building and there are 3 existing roll-up doors and storefront windows on the east side of the building. There are 2 proposed roll-up doors and an existing pedestrian door on the north side of the building. The south side of the building has existing storefront windows. The building is constructed of brick walls and metal seam roofing on all 4 sides. The proposed block walls and swing gates for the outdoor storage area will be 8 feet in height.

Floor Plans

The plan depicts an open service area, offices, bathrooms, a reception area, and a storage area. The applicant is proposing to add to roll-up doors on the north side of the building. Which will lead to an open area for service areas. The floor area of the building is 12,835 square feet.

Applicant's Justification

The applicant states that a vehicle paint/body shop is compatible with the surrounding area because there are existing commercial uses to the east. The existing residential use to the north will be buffered by an intense landscape buffer. The existing residential use to the west is buffered by a street, Mojave Road. The existing building is being remodeled to allow for a vehicle body shop. All vehicle work will be done inside, within the 14 interior bay service areas. A CMU wall will be constructed on the north portion of the site to buffer the proposed roll-up doors. The wall will be placed behind the intense landscape buffer, further protecting residents from being visually impacted. The existing street landscaping will be maintained with additional landscaping placed along Mojave Road and Tropicana Avenue. Also, the applicant is proposing additional landscaping along the north property line to further buffer residents from the proposed project. The applicant states the proposed outdoor storage will have very little impact on the adjacent residents. This use will meet three of the four required conditions for outdoor storage in a CG zone. It will be screened from all rights-of-way, no storage will be stacked above the wall, and it will be in conjunction to an indoor primary use.

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS5.2	Single-family residential
South	Corridor Mixed-Use	CG	Restaurant
East	Neighborhood Commercial	CG	Shopping center
West	Urban Neighborhood (greater than 18 du/ac)	RM32	Multi-family residential

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.

Waiver 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.

Use Permit & Waiver of Development Standards

The applicant has requested a use permit for a vehicle paint/body shop which is required within the CG zone. The proposed use permit to allow a vehicle body shop in a CG zone should not negatively impact the use of the site or surrounding area. The proposed vehicle body shop will have 14 service areas accessible by 6 existing roll-up doors and 2 proposed roll-up doors. In all zoning districts, vehicle body repair work must occur within an enclosed building which is indicated on the plans. The building is set back 323 feet from the shared property line with the existing residential uses to the north. The proposed use will take place in an enclosed building which is located more than 200 feet from residential uses. Additional landscaping has been provided to create a more intense buffer to mitigate the impact of the roll-up door, and there are sufficient parking spaces on-site. All proposed landscaping complies with Policy 3.6.5 of the Clark County Master Plan. This policy seeks to encourage the use of drought-tolerant and climate resilient landscaping that will promote sustainable resilience in the built environment.

In addition to the increased landscape buffer, there will be 8 foot tall walls constructed to further buffer the proposed outdoor storage. Staff believes that this two-fold approach to buffering the intended uses will eliminate any negative impacts to the adjacent residents. Also, the proposed use complies with Policy 6.1.2 of the Master Plan. This policy seeks to encourage a mix of residential and non-residential uses in unincorporated Clark County to support a balance of jobs and housing within the Las Vegas Valley. It is for these findings that staff can support the use permit and waiver of development 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.

Staff finds that the proposed modifications to the existing building comply with Policy 2.2.3 of the Master Plan. This policy seeks to proactively plan for the expansion of existing facilities to meet increased demands. Furthermore, the policy seeks to consider how designs for expansion efforts will meet the demands for a changing climate. The proposed modifications will aid in reducing the urban heat island effect by reducing heat absorption with exterior surfaces through increased landscaping, which complies with Policy 3.6.1. The proposed walls will help to safely store vehicles that are being repaired. As the population increases, the demand for safe and reliable businesses will increase. A secure storage area will allow the vehicle body shop to provide reliable service to their customers. Therefore, staff can support the design review 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.
- 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

- Applicant is advised that Nevada Department of Transportation (NDOT) permits may be required; and that off-site improvement permits may be required.

Fire Prevention Bureau

- Applicant to show fire hydrant locations on-site and within 750 feet.
- Applicant is advised that fire/emergency access must comply with the Fire Code as amended; and that operational 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; if any existing plumbing fixtures are modified in the future, then additional capacity and connection fees will need to be addressed.

TAB/CAC: Paradise - denial.

APPROVALS: 2 cards, 1 letter

PROTESTS: 27 cards, 11 letters

PLANNING COMMISSION ACTION: March 4, 2025 – HELD – To 05/06/25 – per the applicant.

APPLICANT: DIVERSIFIED PARTNERS, LLC

CONTACT: KAEMPFER CROWELL, 1980 FESTIVAL PLAZA DRIVE #650, LAS VEGS, NV 89135