

05/17/22 PC AGENDA SHEET

TIRE INSTALLATION AND REPAIR
(TITLE 30)

HELM DR/SPENCER ST

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-22-0180-MATE COMMERCIAL, LLC:

USE PERMIT to reduce the separation between a tire installation and repair facility and a residential use within a portion of an existing office/warehouse building on 1.3 acres in an M-D (Designed Manufacturing) (AE-60) Zone.

Generally located on the south side of Helm Drive, approximately 635 feet west of Spencer Street within Paradise. JG/sd/syp (For possible action)

RELATED INFORMATION:

APN:

177-02-201-053

USE PERMIT

Reduce the separation of a tire installation and repair facility from an existing residential use to 170 feet where 200 feet is required per Table 30.44-1 (a 15% reduction).

LAND USE PLAN:

WINCHESTER/PARADISE - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: 1505 Helm Drive
- Site Acreage: 1.3
- Project Type: Tire installation and repair facility
- Number of Stories: 1
- Building Height (feet): 45
- Square Feet: 11,590 (tire sales & installation)/23,192 (overall building)
- Parking Required/Provided: 22/50

Site Plans

The plans depict a tire installation and repair facility within an existing office/warehouse building on a 1.3 acre site. Access to the existing office/warehouse building is granted via 2 existing commercial driveways along Helm Drive. The proposed use for tire sales and installation requires 22 parking spaces where 50 parking spaces are provided. The applicant is

using the eastern half of the existing building for the tire sales and installation use, while the western portion is currently a recreational facility approved by a use permit. The use permit is to reduce the separation to 170 feet from the residential zoned property to the west.

Landscaping

All street and site landscaping exists, and no changes are required or proposed to the existing landscaping.

Elevations

The plans depict a 1 story office/warehouse building with an overall height of 45 feet to the top of the parapet wall. The existing building is constructed of concrete tilt-up panels consisting of neutral, earth tone colors.

Floor Plans

The floor plans consist of 11,590 square feet with a tire installation area, storage room, breakroom, conference room, offices, and utility room.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant is proposing a tire sales and installation use in an existing warehouse. The western portion is currently a recreational facility. The applicant states that 2 properties zoned R-E are the only residential lots within the immediate area. The use will provide services to the community. The site complies with all Code requirements and remains compatible and harmonious with the surrounding areas.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-20-0383	Recreational facility	Approved by PC	October 2020
DR-0835-07	Wholesale building	Approved by PC	August 2007
ZC-2026-05	Reclassified the project site to M-D zoning for an office/warehouse building; with reduced parking, reduced setbacks, and modified landscaping	Approved by BCC	February 2006
ZC-2075-04	Reclassified the project site to M-D zoning for an office/warehouse building; with reduced parking & reduced setbacks	Approved by BCC	July 2005

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North & South	Business Employment	M-D	Office/warehouse buildings
East	Business Employment	R-E	Undeveloped

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
West	Business Employment	R-E	Single family residential

STANDARDS FOR APPROVAL:

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

Analysis**Current Planning**

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.

Staff finds that the proposed tire sales and installation business is compatible with the existing manufacturing and other industrial uses and development in the immediate area. The current design of the existing building is maximized for the proposed use when considering bay doors do not face a residential use and there is plenty of available parking. All tire sales and installation will be conducted within the interior of the facility, with no proposed outside uses or activities. The small scale of the operation will limit the potential for negative impacts to the residential property. In addition, the use complies in part with Policy WP-3.1: Adaptive Reuse of an existing building and could promote further investments in the immediate area; therefore, staff recommends approval of 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:**Current Planning**

- Applicant is advised that the County is currently rewriting Title 30 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.

Fire Prevention Bureau

- No comment.

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: Paradise - approval.

APPROVALS:

PROTESTS:

APPLICANT: MATE COMMERCIAL, LLC

CONTACT: KAEMPFER CROWELL, 1980 FESTIVAL PLAZA DR., STE 650, LAS VEGAS, NV 89135