

RECREATIONAL VEHICLE/
WATERCRAFT SERVICES
(TITLE 30)

BOULDER HWY/DESERT INN RD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-22-0154-KNG, LLC:

ZONE CHANGE to reclassify 3.5 acres from an H-2 (General Highway Frontage) Zone to a C-2 (General Commercial) Zone.

USE PERMITS for the following: **1)** vehicle (recreational vehicles and watercraft) sales; **2)** vehicle (recreational vehicles and watercraft) repair; **3)** vehicle (recreational vehicles and watercraft) wash; and **4)** vehicle (recreational vehicles and watercraft) storage.

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce the separation for a vehicle (recreational vehicles and watercraft) wash from a residential use; and **2)** allow a fence where not permitted.

DESIGN REVIEW for a recreational vehicles and watercraft services center.

Generally located on the southwest side of Boulder Highway, 900 feet southeast of Desert Inn Road within Paradise (description on file). TS/jt/jo (For possible action)

RELATED INFORMATION:

APN:

161-17-102-002; 161-17-102-003

WAIVERS OF DEVELOPMENT STANDARDS:

1. Reduce the separation for a vehicle (recreational vehicles and watercraft) wash from a residential use to 120 feet where 750 feet is the minimum per Table 30.44-1 (an 84% reduction).
2. Allow a decorative 8 foot fence behind the front landscaping where not permitted per Table 30.64-2.

LAND USE PLAN:

WINCHESTER/PARADISE - CORRIDOR MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 3.5
- Project Type: Recreational vehicle & watercraft services center
- Number of Stories: 2

- Building Height (feet): 32
- Square Feet: 19,590
- Parking Required/Provided: 46/47

Site Plans

The plans depict a recreational vehicle and watercraft services center that will include maintenance, repair, wash, fueling, storage, and sales. The recreational vehicle and watercraft maintenance and repair building is located along the southeast property line, set back 87 feet from the northeast property line along Boulder Highway and set back 212 feet from the southwest property line, which is adjacent to single family residences. An outside dining area for the incidental cafe is located on the northwest side of the building. Covered recreational vehicle and watercraft storage spaces are located along the southwest and northwest property lines, and a vehicle wash facility is in the western portion of the site.

Setbacks to the vehicle wash canopy are 91 feet from the northwest property line and 120 feet from the southwest property line. A waiver of development standards is necessary to reduce the setback from the vehicle wash facility to the single family residences to the west. Also, a fueling station is located on the east side of the vehicle wash facility; however, the fueling station exceeds the minimum 200 foot setback from the single family residences to the west.

Gated access to the site is provided from Boulder Highway, and cross access to the property to the south is provided on both the east and west sides of the southeast property line. Parking spaces are located on the east side of the site along Boulder Highway, and a trash enclosure is located on the southwest side of the site.

Landscaping

Landscaping is provided along the northeast property line, adjacent to Boulder Highway, and along the southwest property line, adjacent to the single family residences. Along Boulder Highway, approximately 15 feet of landscaping is provided in the right-of-way behind an existing attached sidewalk. However, a waiver of development standards is not needed for the non-standard improvements (landscaping) in the right-of-way since Boulder Highway is a Nevada Department of Transportation (NDOT) road. An additional 15 foot wide landscape strip is provided on-site, behind the landscaping in the right-of-way, per Title 30 standards, and an 8 foot high decorative fence is provided behind the landscaping. The fence requires a waiver of development standards since this is not a permitted fence per Table 30.64-2 for commercial uses. Materials for the fence will consist of charcoal gray colored CMU base, light gray colored CMU columns, and wrought iron.

Along the southwest property line, a 10 foot wide landscape area is provided adjacent to the single family residences. This landscape buffer extends to over 60 feet wide along the southeast and northwest property lines. Additional landscaping is provided in the parking lot and on the northwest side of the building around the outside dining area.

Elevations

Exterior materials for the 32 foot tall building consists of light gray CMU for the front office, retail and café component, and charcoal gray CMU for the rear portion of the building that

consists of vehicle maintenance and repair. A decorative shade structure is located over the front entrance, decorative metal accents are located over the storefront windows and doors, and 7 overhead roll-up doors are located on the northwest side of the building.

Since the southwest portion of the building faces single family residences, this portion of the building must include enhanced architectural elements. As a result, 4 portions of this elevation will be finished with stucco in the shape of overhead roll-up doors with decorative metal accents above each section. These enhancements help reduce the visually austere appearance of a large blank wall of the building.

The canopy for the vehicle wash and fueling station is approximately 22 feet in height.

Floor Plan

The 19,590 square foot building includes a retail showroom, café, and offices on the first floor in the northeast portion of the building. A second floor includes additional offices. The southwest portion of the building includes the vehicle maintenance and repair facility.

Signage

Signage is not a part of this request.

Applicant's Justification

According to the applicant, this project is an expansion of the existing watercraft facilities located on the adjacent parcel to the southeast. The proposed watercraft and recreational vehicle building with vehicle sales, maintenance, and repair, along with the vehicle wash and fueling facility and vehicle storage are all compatible uses and appropriate for the site. The entire facility will be enclosed by a decorative fence with access control gates.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
Northwest	Corridor Mixed-Use	H-2	Vacant commercial building
Northeast	Corridor Mixed-Use	C-2	Vehicle related uses
Southwest	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	R-1	Single family residential
Southeast	Corridor Mixed-Use	H-2	Watercraft services center

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Zone Change

The conforming zone boundary amendment to C-2 is within the range of nonresidential intensities anticipated for this site in the Master Plan. Although the adjacent properties to the

southeast and northwest are zoned H-2, these properties are either developed with compatible commercial development or undeveloped. Additional commercially developed C-2 zoned parcels are located farther southeast and northwest along Boulder Highway, as well as on the northeast side of Boulder Highway. Lastly, although the site is adjacent to R-1 zoned single family residences to the southwest, commercial development in a C-2 zone is appropriate along Boulder Highway. As a result, staff can support the request.

Use Permits

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 use permits for recreational vehicle and watercraft sales, repair, wash, and storage are all related components for the overall facility. In addition, these services are an expansion to the existing watercraft facility located on the adjacent parcel to the southeast, and these services are appropriate in the commercial corridor along Boulder Highway. Therefore, staff can support the use permits.

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

The recreational vehicle and watercraft wash facility is a secondary use on the site. As a result, the volume of vehicles getting washed will be less than a comparable facility where vehicle wash is the primary use. In addition, a 10 foot wide landscape buffer, covered recreational vehicle, and watercraft storage along the southwest property line will provide a visual and acoustic buffer between the vehicle wash and the single family residences. Therefore, these factors will help mitigate any potential negative impacts from the reduced separation, and staff can support the request.

Waiver of Development Standards #2

Approximately 30 feet of landscaping (15 feet wide in the right-of-way and 15 feet wide on-site) will separate the 8 foot high fence from the sidewalk and vehicle travel lanes along Boulder Highway. The landscaping will provide a buffer to reduce any negative visual impacts from the nonpermitted fence. As a result, the fence will provide additional security for the site without negatively impacting the aesthetics of the public realm or any abutting properties. Therefore, staff can support this request.

Design Review

County Policy 6.1.6 encourages in-fill and redevelopment of vacant parcels as a means of encouraging reinvestment. Here, the expansion of the adjacent watercraft services onto the vacant site with additional recreational vehicle and watercraft services will add investment to this commercial corridor along Boulder Highway. Furthermore, the design of the building, layout of the site, and landscaping are harmonious with development in the area, and the project helps create an orderly and aesthetically pleasing environment. As a result, 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:

Current Planning

- No Resolution of Intent and staff to prepare an ordinance to adopt the zoning;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that the installation and use of cooling systems that consumptively use water will be prohibited; 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 the use permits, waivers of development standards, and design review must commence within 2 years of approval date or they will expire.

Public Works - Development Review

- Drainage study and compliance.
- Applicant is advised that Nevada Department of Transportation (NDOT) permits may be required.

Fire Prevention Bureau

- No comment.

Southern Nevada Health District (SNHD) - Septic

- Applicant is advised that there is an active septic permit on APN 161-17-102-002; to connect to municipal sewer and remove the septic system in accordance with Section 17 of the SNHD *Regulations Governing Individual Sewage Disposal Systems and Liquid Waste Management*; and to submit documentation to SNHD showing that the system has been properly removed.

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 #0145-2022 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC: Paradise - approval.

APPROVALS:

PROTESTS:

APPLICANT: CANDICE HAYES

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