

06/08/22 BCC AGENDA SHEET

VEHICLE MAINTENANCE (SMOG)  
(TITLE 30)

RAINBOW BLVD/CACTUS AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**DR-22-0228-MEQ-CACTUS & RAINBOW, LLC:**

**DESIGN REVIEW** for a vehicle maintenance (smog testing) facility on a 0.1 acre portion of a 4.7 acre shopping center in a C-2 (General Commercial) Zone in the Mountain's Edge Master Planned Community.

Generally located on the northwest corner of Rainbow Boulevard and Cactus Avenue within Enterprise. JJ/bb/syp (For possible action)

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RELATED INFORMATION:

**APN:**

176-27-823-010

**LAND USE PLAN:**

ENTERPRISE - MID-INTENSITY SUBURBAN NEIGHBORHOOD (UP TO 8 DU/AC)

**BACKGROUND:**

**Project Description**

General Summary

- Site Address: N/A
- Site Acreage: 0.1 (portion of 4.7 acre shopping center)
- Project Type: vehicle maintenance (smog hut)
- Number of Stories: 1
- Building Height (feet): Up to 15
- Square Feet: 108 (smog hut)
- Parking Required/Provided: 159/164

Site Plans

The plans depict a proposed smog hut located in an existing shopping center. Phase I of the shopping center was approved by ZC-17-0126, and WS-0656-17 in 2017 for a convenience store with a gasoline station, vehicle wash, restaurant with drive-thru, and retail building. The plans submitted with this request depict a single smog hut located on the south side of the shopping center on a small lot that includes 6 existing parking spaces. Two of the existing parking spaces will be removed and replaced with the smog hut. Two parking spaces will remain on each side of the smog hut (2 on the west and 2 on the east). Parking is equitably distributed throughout the site with the majority of the parking spaces shown in the middle of the shopping center site. Two access points are shown from Rainbow Boulevard and Cactus Avenue. The future fast food

restaurant building (Phase III) is located near the center of the site along Rainbow Boulevard. The smog hut will be located over 60 feet from the Cactus Avenue access driveway, and over 10 feet from the Cactus Avenue property line.

Landscaping

The plans depict an approximate 20 foot wide landscape area with a detached sidewalk on Rainbow Boulevard and a 25 foot wide landscape area with a detached sidewalk along Cactus Avenue. Interior to the site, existing landscaping is distributed throughout the parking lot and around portions of the building footprints. The landscape materials include large trees, shrubs, and groundcover.

Elevations

The proposed building is 1 story, up to 15 feet high, and similar in design with the other phase of the project consisting of colored EIFS, metal coping, painted metal doors, wood framed pilaster, awnings, and aluminum storefront window systems. Existing buildings range in height from 20 feet to 25 feet to the top of parapet walls.

Floor Plans

The plans depict a total building area of 108 square feet (9 feet by 12 feet). The existing shopping center in-line retail buildings have an area of 8,250 square feet each.

Signage

Signage is not a part of this request.

Applicant’s Justification

The applicant is proposing a single 9 foot by 12 foot (108 square foot) smog hut on 0.1 acres in the Mountain’s Edge Planned Community. The original zone boundary amendment requires a design review as a public hearing on final plans. Since the shopping center was approved in phases, the proposed smog building has never been approved through any of the previous land use requests (WS-0656-17 & DR-18-0146).

**Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
DR-18-0146	Shopping center	Approved by BCC	April 2018
VS-1094-17	Vacated and abandoned right-of-way and easements	Approved by PC	February 2017
WS-0656-17	Modified street standards and design review for a restaurant with drive-thru, retail building, convenience store with fueling canopy, and vehicle wash in conjunction with the first phase of a proposed shopping center	Approved by BCC	September 2017

**Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
ZC-0126-17	Reclassified this site to C-2 zoning for a mini-warehouse facility and future commercial development	Approved by BCC	May 2017
MP-1009-02	Specific Plan for Mountain’s Edge Master Planned Community	Approved by BCC	December 2002

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District</b>	<b>Existing Land Use</b>
North	General Commercial & Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	C-2 & RUD	Undeveloped & drainage channel (farther north single family residential)
South	Medium Residential (up to 18 du/ac) & Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	R-2 & C-2	Single family residential & tavern
East	Open Lands	M-1	Las Vegas Valley Water District facilities
West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	C-2	Mini-warehouse

**STANDARDS FOR APPROVAL:**

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

**Analysis**

**Current Planning**

Staff finds that the proposed smog hut will comply with Commercial Policy 5.5.3 of the Master Plan which encourages small and local businesses. The architectural materials utilized on the exterior of the building creates a cohesive commercial development. Staff recommends adding 2 signs to the 2 parking spaces located on the east side of the smog hut to promote initial parking in those spaces. This will encourage parking and keeping the drive aisle free of traffic. The proposed smog hut is compatible with the existing shopping center, development, and uses. Site access and circulation will not negatively impact the shopping center when considering the relatively quick inspection times related to smog checks; therefore, 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**

- Designate 2 spaces on the east side of the smog hut with signs for smog hut parking.
- Applicant is advised that drive-isles must be kept free and clear of any obstructions; 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 this application must commence within 2 years of approval date or it will expire.

### **Public Works - Development Review**

- No comment.

### **Clark County Water Reclamation District (CCWRD)**

- No comment.

**TAB/CAC:** Enterprise - approval.

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** MEQ-CACTUS & RAINBOW, LLC

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