

06/08/22 BCC AGENDA SHEET

VEHICLE REPAIR  
(TITLE 30)

WARM SPRINGS RD/DURANGO DR

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**UC-22-0213-DESERT PALM PLAZA, LLC:**

**USE PERMIT** to allow vehicle repair.

**DESIGN REVIEW** for a vehicle maintenance and vehicle repair establishment on a 0.3 acre portion of 36.0 acres of an existing shopping and office center in a C-2 (General Commercial) Zone in the CMA Design Overlay District.

Generally located on the south side of Warm Springs Road, 1,120 feet east of Durango Drive within Spring Valley. MN/jor/jo (For possible action)

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RELATED INFORMATION:

**APN:**

176-09-110-008; 176-09-110-009; 176-09-110-011; 176-09-110-016; 176-09-110-018 through 176-09-110-021 ptn

**LAND USE PLAN:**

SPRING VALLEY - CORRIDOR MIXED-USE

**BACKGROUND:**

**Project Description**

General Summary

- Site Address: N/A
- Site Acreage: 0.3 (portion) (subject parcel)/36 (existing overall shopping center)
- Project Type: Proposed vehicle maintenance and repair establishment - Meineke
- Number of Stories: 1
- Building Height: 24 feet, 5 inches (maximum)
- Square Feet: 3,794 (Meineke building)
- Parking Required/Provided: 1,122/1,722

**Site Plan**

The site plan depicts an existing shopping and office center previously approved by ZC-0274-03 on a total of 36 acres and includes uses such as retail establishments, restaurant pad sites, a gasoline station on the western portion of the shopping center, and offices on the eastern half of the center. The western portion is C-2 zoned and the eastern portion is C-P zoned. NZC-19-0672 approved a multiple family residential development on the southern portion of the overall complex (not a part of this application).

Today, the applicant is requesting a use permit to allow a vehicle repair establishment on 0.3 acre portion on APN 176-09-110-011 only. The proposed building will also include vehicle maintenance services (Meineke). The remaining APNs are not a part of the applicant's request.

The enlarged site plan depicts a 0.3 acre pad site that will include a 1 story vehicle maintenance/repair establishment. The front of the building and the roll-up bay doors will face south, interior to the shopping center. The applicant is including 7 parking spaces on-site, and a new trash enclosure on the southwest corner of the parcel. The site plan shows that the applicant will also extend the detached sidewalk along the north property line and extend the walkway along the east property line adjacent to the building. Access to the pad site will include an internal driveway on the southeast corner which leads vehicles to a second driveway on the southwest corner of the pad site. One thousand one hundred and twenty-two parking spaces are required throughout the shopping and office center, and 1,722 parking spaces are provided.

#### Landscaping

There is an existing 20 foot wide landscape planter along the north property line with existing trees, shrubs, and groundcover. The applicant is proposing a 5 foot wide landscape planter along the south property line of the pad site and the finger islands adjacent to the parking spaces include trees and shrubs. Landscaping is also proposed at the southwest corner of the proposed building.

#### Elevations

The elevation plans include a proposed 1 story vehicle maintenance/repair establishment with an overall height of 24 feet 5 inches. The applicant is proposing stucco walls with white, tan, cream, and dark grey paint colors, which will match Meineke's required corporate color palette.

ZC-0274-03 was approved with a condition of approval that requires that "all future buildings shall incorporate a common design theme and incorporate like architectural features and materials." The existing buildings within the shopping center include faux stone facades, desert themed colors which include tan, cream, green, and terracotta. As a companion item to this application the applicant is also requesting a waiver of conditions of a zone change to allow the proposed color scheme (white, tan, cream, and dark grey paint) to be approved and not add any faux stone exterior features.

#### Floor Plan

The proposed floor plan includes a customer waiting area, reception area, an office, restrooms, a compressor room, and the main work area. The proposed building has an overall area of 3,794 square feet.

#### Signage

Signage is not a part of this request.

#### Applicant's Justification

The proposed project consists in a 3,794 square foot, 1 story wood framed commercial building for a Meineke Car Care Center that will provide vehicle maintenance and vehicle repair services. Vehicle maintenance is allowed in C-2 zoning and meets the conditions in Table 30.44-1; however, a use permit is required to allow vehicle repair in C-2 zoning. The proposed Meineke building

will have 6 bays and will provide 7 additional parking spaces on the site, 2 of the parking spaces being accessible spaces and a proposed trash enclosure is also included in the design. The proposed Meineke will be a good addition to the shopping center taking into consideration that the establishment will serve to the single family residential units around the area and the new multiple family buildings that are being developed in the shopping center.

#### Prior Land Use Requests

Application Number	Request	Action	Date
WC-22-400022 (WS-0715-06)	Waiver of conditions of a design review requiring no additional freestanding signs on-site in conjunction with an existing office building	Approved by BCC	April 2022
DR-21-0662	Comprehensive sign package for a freestanding sign and monument sign	Approved by BCC	April 2022
DR-18-0099	Gasoline station with a fuel canopy and attendant kiosk	Approved by BCC	March 2018
DR-0228-16	Use permit and design review for a communication tower	Approved by PC	June 2016
DR-0428-10	Drive-thru for a bank and freestanding sign and waiver of conditions (WS-0715-06) for no additional freestanding signs (WC was withdrawn)	Approved by BCC	October 2010
DR-0367-08	Fast food restaurant with a drive-thru	Approved by BCC	May 2008
ZC-0274-03 (WC-0187-07)	Waiver of conditions of a zone change requiring undulating berms a minimum of 3 feet in height shall be placed in the landscape buffer	Approved by BCC	July 2007
ADR-900740-07	Bank facility with a drive-thru	Approved by ZA	June 2007
WS-0715-06	Waivers for increased sign height and design review for a comprehensive sign package	Approved by BCC	June 2006
VS-1962-05	Vacated and abandoned portions of rights-of-way being Cimarron Road, Warm Springs Road, and Durango Drive - recorded	Approved by PC	February 2006
UC-1801-04	Allowed increased building height with several waivers of conditions and a design review for the proposed shopping and office center	Approved by BCC	December 2004
TM-0314-04	Commercial subdivision	Approved by PC	July 2004
ZC-0274-03	Reclassified the proposed 40 acre shopping and office center to C-P and C-2 zoning	Approved by BCC	March 2003

\*Additional land use applications have been approved throughout the shopping center but are not related to the applicant's request.

### **Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District</b>	<b>Existing Land Use</b>
North	Business Employment & Neighborhood Commercial	C-2 & C-P	Commercial complex & undeveloped
South	Corridor Mixed-Use & Neighborhood Commercial	C-2 & R-5	Shopping center & multiple family residential
East	Corridor Mixed-Use	C-2	Gasoline station (Smith's fuel center)
West	Corridor Mixed-Use	C-2	Shopping center and Burger King pad site

The site and the surrounding area are located in the Public Facilities Needs Assessment (PFNA) area.

### **Related Applications**

<b>Application Number</b>	<b>Request</b>
WC-22-400060 (ZC-0274-03)	A waiver of conditions of a zone change is a companion item on this agenda.

### **STANDARDS FOR APPROVAL:**

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

### **Analysis**

#### **Current Planning**

##### Use Permit

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 does not object to the proposed use of a vehicle repair establishment. Title 30 allow vehicle maintenance in a C-2 zoned property and adding a vehicle repair establishment is harmonious to the site. The shopping center includes a variety of commercial uses from retail, restaurant, and offices spaces. Therefore, the proposed establishment should not negatively impact the site.

##### Design Review

Staff finds that the proposed schematic design of the building and vehicle and pedestrian circulation impacts the undeveloped pad site positively. However, to continue the established aesthetic streetscape of the overall shopping center, staff does not support the proposed exterior wall color scheme and the lack of complementary design in comparison to the existing buildings within the complex. ZC-0274-03 was approved with a condition of approval that requires a common design theme and incorporate like architectural features and materials. Staff can support the proposed color scheme if the applicant installs faux stone finish accents to the exterior walls of the building.

**Staff Recommendation**

Approval of the use permit; denial of the design review.

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**

If approved:

- Install a faux stone finish accent to the exterior walls to match the existing buildings within the complex;
- Enter into a standard development agreement prior to any permits or subdivision mapping in order to provide fair-share contribution toward public infrastructure necessary to provide service because of the lack of necessary public services in the area;
- 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 this application must commence within 2 years of approval date or it will expire.

**Public Works - Development Review**

- Traffic study and compliance.

**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 #0160-2022 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

**TAB/CAC:** Spring Valley - approval.

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** LUIS FLORES PAZ

**CONTACT:** LUIS FLORES PAZ, 10438 SKY GATE STREET, LAS VEGAS, NV 89178