

08/02/22 PC AGENDA SHEET

VEHICLE RENTAL
(TITLE 30)

FLAMINGO RD/HOWARD HUGHES PKWY

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-22-0360-BRE/HC LAS VEGAS PPTY HOLDING:

USE PERMIT for vehicle rental in conjunction with a commercial building on 3.2 acres in an H-1 (Limited Resort and Apartment) (AE-60) Zone.

Generally located on the northeast corner of Howard Hughes Parkway and Flamingo Road within Paradise. JG/md/tk (For possible action)

RELATED INFORMATION:

APN:

162-16-811-015

LAND USE PLAN:

WINCHESTER/PARADISE - ENTERTAINMENT MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: 325 Hughes Center Drive & 340 E. Flamingo Road
- Site Acreage: 3.2
- Project Type: Vehicle rental
- Number of Stories: 1
- Building Height (feet): 38
- Square Feet: 1,280 (lease space)/14,160 (overall building)
- Parking Required/Provided: 142/149

Site Plans

The plans depict an existing 1 story commercial building located on the west side of the subject property. Access to the project site is granted via a single commercial driveway adjacent to Flamingo Road. There is existing cross-access between the project site and the property located immediately to the south. The commercial building requires 142 parking spaces where 149 spaces are provided. The required 142 parking spaces for the building were calculated at 10 spaces per 1,000 square feet in the event the entire structure becomes occupied by restaurant uses. No modifications or improvements are proposed to the project site. The proposed vehicle rental facility shares a common parking lot with at least 1 other business; therefore, only a maximum of 5 rental vehicles are permitted on the site at a time per Code requirements.

Landscaping

All site and street landscaping exists and no additional landscaping is required or provided with this request.

Elevations

The plans depict an existing 1 story building with a varying roofline measuring between 22 feet to 38 feet to the top of the parapet wall. The building consists of a stucco exterior, stone veneer, decorative metal panels, and glass curtain wall systems.

Floor Plans

The plans depict a tenant space measuring 1,280 square feet in area that will be utilized as a vehicle rental office. A customer service area, back office area, breakroom, and restroom facilities are featured on the floor plan.

Applicant's Justification

The proposed business location on the site for a vehicle rental facility is entirely consistent with surrounding business uses, which currently include restaurant and retail businesses within The Shops at The Hughes Center. The tenant suite is part of a combined upscale strip mall style building, with in-line retail spaces, including several separate retail suites. This portion of the Hughes Center is part of the retail (restaurant and related retail uses) portion of the campus fronting on Flamingo Road. The vehicles to be rented will be parked in the parking lot in front of the building, which contains more than an adequate number of parking spaces, not only to display the 5 vehicles to be rented out on the site, but also for customer and employee parking. The landlord will assign specific parking spaces for the rental vehicles in the parking lot.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-21-0479	On-premises consumption of alcohol (supper club)	Approved by PC	October 2021
UC-0597-15	Retail center restaurants, office uses, and personal services	Approved by PC	October 2015
WS-0739-13	Signage for Starbucks	Approved by BCC	December 2013
UC-0704-12	Restaurant (Starbucks) with waivers for alternative landscaping along Flamingo Road	Approved by PC	January 2013

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North, East, & West	Commercial Tourist	H-1	Restaurants, offices, & retail sales
South	Commercial Tourist	H-1 & C-2	Hotel, adult use, & undeveloped

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 a vehicle rental facility is appropriate at this location and complies with the on-site parking requirements. Staff's primary concern with this type of facility is to ensure compatibility with existing and planned surrounding uses, and that there is adequate on-site parking. Vehicle rental facilities in other parts of Clark County have shown to be appropriate and compatible within commercial developments. Staff does not anticipate any adverse impacts from this facility and finds that the use is compatible with the existing development in the surrounding area. The proposed use places no additional demands on the site in terms of required parking, landscaping, or other design features; therefore, staff recommends approval.

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 (no care maintenance or vehicle washing on-site; no signage on vehicles).

APPROVALS:

PROTESTS:

APPLICANT: SIXT RENT A CAR, LLC

CONTACT: ALBRIGHT STODDARD, 801 S. RANCHO DRIVE, SUITE D-4, LAS VEGAS, NV 89106