

01/03/23 PC AGENDA SHEET

VEHICLE RENTAL  
(TITLE 30)

TROPICANA AVE/MOUNTAIN VISTA ST

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**UC-22-0621-ADC HOLDINGS, LLC:**

**USE PERMIT** for vehicle rental in conjunction with an existing vehicle repair facility on 2.2 acres in a C-1 (Local Business) Zone and a C-2 (General Commercial) Zone.

Generally located on the north side of Tropicana Avenue, 275 feet east of Mountain Vista Street within Paradise. TS/bb/syp (For possible action)

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RELATED INFORMATION:

**APN:**

161-20-801-003; 161-20-801-004

**LAND USE PLAN:**

WINCHESTER/PARADISE - CORRIDOR MIXED-USE

**BACKGROUND:**

**Project Description**

General Summary

- Site Address: 4670 E. Tropicana Avenue
- Site Acreage: 2.2
- Project Type: Vehicle rental
- Number of Stories: 1
- Square Feet: 20,866
- Parking Required/Provided: 90/118 (plus 18 spaces for rental vehicles)

**Site Plan**

The plan depicts an existing vehicle repair facility with the retail sale of automobile parts and accessories. The building is located on the eastern parcel zoned C-2, near the center of the site, and the vehicle repair bays are located on the east side of the building. Parking spaces are located around the perimeter of the site, with additional parking on the west side of the building (on the western parcel), which is zoned C-1. Without vehicle rental, 136 parking spaces are provided where 90 parking spaces are required; however, the applicant proposes to use up to 18 parking spaces for vehicle rental. As a result, 118 parking spaces will be provided where 90 parking spaces are required. Access to the site is provided by 2 driveways on Tropicana Avenue, and a trash enclosure is located in the northeast portion of the property. No changes to the site are proposed.

### Landscaping

No changes to the existing landscaping are required or proposed. The existing landscaping consists of landscape planters along Tropicana Avenue street frontage and along the western property line.

### Elevations

The existing 1 story building includes a mansard style decorative roof element with concrete barrel tiles on the front elevation, facing Tropicana Avenue. The front elevation also includes an overhang and arches to create an arcade along the front of the building. Storefront window systems provide access to the retail portion of the building. Other elevations include split-face CMU block and a parapet wall along the roofline. Five service bays with overhead roll-up doors face east.

### Floor Plan

The 20,866 square foot building includes 17,351 square feet of retail and 3,515 square feet for the vehicle repair/service bays. A 168 square foot space with workstation, desks, and seats for vehicle rental is designated within a portion of the retail area.

### Signage

Signage is not a part of this request.

### Applicant's Justification

According to the applicant, the proposed vehicle rental business is designed to provide rental vehicles to Transportation Network Company (TNC) drivers (Uber) and not to the general public. TNC drivers will be able to rent vehicles for a 7 to 28 day contract. This service will employ approximately 3 people, and hours of operation will be Monday through Friday from 9:00 a.m. to 5:00 p.m. It is anticipated that there will be 20 to 25 vehicle rental transactions daily at this location. The applicant does not anticipate any negative impacts since the site has an excess of parking spaces above Code standards, and only 18 parking spaces will be used for the vehicle rental business.

### **Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
UC-19-0182	Vehicle rental - expired	Approved by PC	April 2019
UC-0442-09	Automobile repair and truck and trailer rental in conjunction with an existing retail automobile part and accessory sales business	Approved by PC	August 2009
ZC-226-84	Reclassified the site to construct an automobile service and repair facility with retail sales of automobile parts and accessories	Approved by BCC	November 1984

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District</b>	<b>Existing Land Use</b>
North	Compact Neighborhood (up to 18 du/ac)	R-3	Multiple family residential
South	Public Use; Corridor Mixed-Use; & Compact Neighborhood (up to 18 du/ac)	C-2 & R-4	US Post Office facility, mini-warehouse, & multiple family residential
East	Compact Neighborhood (up to 18 du/ac)	R-3 & R-4	Multiple family residential
West	Corridor Mixed-Use	C-2	Office building

**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.

The proposed vehicle rental business will not result in any undue adverse effects on adjacent properties. Excess parking spaces are available on-site to park the rental vehicles, and the site will still have an excess of 28 parking spaces after 18 parking spaces are allocated for rental vehicles. Therefore, staff finds that the request is consistent with Master Plan Policy 5.1.3, which encourages commercial development in support of tourism and related transportation businesses.

**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)**

- No comment.

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

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** THE HERTZ CORPORATION

**CONTACT:** THE HERTZ CORPORATION, 8501 WILLIAMS ROAD, ESTERO, FL 33928