

02/05/25 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-24-0743-JIMENEZ PROPERTIES GROUP, LLC:

USE PERMIT to allow a vehicle maintenance and repair facility.

WAIVER OF DEVELOPMENT STANDARDS for alternative buffering and screening.

DESIGN REVIEW for a vehicle maintenance and repair facility on 0.6 acres in an IP (Industrial Park) Zone within the Airport Environs (AE-70 & AE-75) Overlay.

Generally located on the southeast side of Las Vegas Boulevard North, 750 feet northeast of Pecos Road within Sunrise Manor. WM/jor/kh (For possible action)

RELATED INFORMATION:

APN:

140-18-102-009

WAIVER OF DEVELOPMENT STANDARDS:

Eliminate landscaping where buffering and screening shall consist of a 15 foot landscape buffer with an 8 foot decorative screen wall per Section 30.04.02.C.

LAND USE PLAN:

SUNRISE MANOR - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: 3186 Las Vegas Boulevard North
- Site Acreage: 0.6
- Project Type: Vehicle maintenance and repair
- Number of Stories: 1
- Building Height (feet): 27 (maximum)
- Square Feet: 1,191 (existing tire center)/648 (existing office with addition)/770 (existing service bays - total)/700 (relocated service bays)/3,200 (proposed warehouse)/1,352 (proposed workshop building)
- Parking Required/Provided: 13/14
- Sustainability Required/Provided: 4/7

Site Plan & Request

The plan depicts an existing vehicle maintenance and repair facility that was previously approved via UC-0620-08. A 2 year review was not filed by the applicant; therefore, UC-0620-08 expired. The submitted plan shows the following existing and proposed structures, as well as proposed site improvements.

Northeast Corner:

The existing driveway leads to 3 parking spaces and access to an existing tire center and existing office. The site plan depicts customers also have access to the north facing elevation of the proposed warehouse. The existing tire center has an existing zero foot setback along the east property line. The tire center and the existing office are set back 6 feet from the proposed warehouse building on the southeast corner. The site plan also shows that the applicant is proposing to expand the existing office building.

Northwest Corner:

This area includes a second driveway which leads to 11 parking spaces, 4 of which are under an existing carport. The site plan depicts the existing office building entry is east of the existing carport, and the carport is set back 5.5 feet west of the office building. The driveway on the northwest corner allows access to the trash enclosure, an existing service bay south of the trash enclosure, and the entry to the southwest corner of the site via a proposed rolling gate. There is no separation between the existing service bay and the proposed workshop along the west property line.

Southeast Corner:

The southeast corner of the site includes the proposed warehouse building which will be set back 10 feet from the east property line and 19.5 feet from the south property line. Employees have access to the proposed warehouse via a roll-up door on the north facing elevation facing Las Vegas Boulevard North, or on the west facing roll-up doors which are screened via a proposed rolling metal gate on the southwest corner of the site.

Southwest Corner:

- This area includes a proposed rolling metal gate which is set back over 70 feet from the north property line adjacent to Las Vegas Boulevard North. The open area south of the gate is paved and leads to a proposed workshop along the west property line, a proposed metal carport on the southwestern most corner of the site, and a relocated service bay which is not enclosed. The setbacks for the structures in this area include the following:
 - The proposed workshop is set back 5 feet from the west property line, and zero feet from the existing service bay to the north.
 - The proposed workshop is set back 30 feet north of the proposed metal carport on the southwest corner.
 - The proposed metal carport (southwest corner) is set back 5 feet from the south property line, and 5 feet west of the service bays along the south property line.
 - The service bays (east of the proposed metal carport) will be set back 5 feet from the south property line, and 6 feet from the proposed warehouse building to the east.

The site also includes an existing 8 foot high block wall along the west, south, and east property lines.

The first use permit is required since the existing facility is within 200 feet of any area subject to residential adjacency. The site plan shows that an RM32 zoned property is 19 feet southeast of the applicant's site and is buffered by screen walls and an existing vehicle storage yard. The

second use permit is to allow vehicle maintenance and repair activities to not be within an enclosed building. The applicant is requesting to allow these activities to occur within the service bay areas which are covered via carports only. The service bays are not enclosed, but have a similar design to a metal carport.

Landscaping

All street landscaping will be relocated on the applicant's property; therefore, there will be no non-standard improvements within the right-of-way (Las Vegas Boulevard North). The applicant is proposing to install the required street landscaping (10 feet wide) along the north property line since attached sidewalks are existing and will remain (NDOT right-of-way). The applicant is also proposing the required parking lot landscape islands on the north half of the site. Landscape islands are not required for parking spaces which are under carports.

The applicant is requesting to eliminate the required landscaping behind (east) of the proposed warehouse building. Title 30 states that buffering and screening shall consist of a 15 foot landscape buffer with an 8 foot decorative screen wall per Section 30.04.02 when the subject site is zoned industrial adjacent to a commercial property. There is an existing 8 foot high decorative block wall along the east property line, however, the applicant will not install the required landscaping in this area.

Elevations

The proposed warehouse has an overall height of 27 feet to the top of the parapet roof. The building will feature smooth and rough finished stucco walls. Roll-up doors will be featured on the north and west facing elevations of the proposed warehouse building.

The proposed workshop has an overall height of 15.5 feet to the top of the parapet roof. The east and south facing elevations will include roll-up doors. The exterior finishes will mirror that of the proposed warehouse building.

The existing tire center building has an overall height of 25 feet, while the existing office to the west has an overall height of 14 feet. The carport west of the office has an overall height of 10 feet. The plans depict that the tire center and the office will also feature exterior finishes to match the proposed warehouse and the proposed workshop. The carports west of the office building consist of metal paneling and metal framing. Lastly, the service bays (existing and relocated) are not enclosed and have a similar design as the carports and have an overall height of 11 feet.

Floor Plans

The existing tire center has an overall area of 1,191 square feet. The existing office is currently 408 square feet; however, the applicant will add an additional 240 square feet to the office. The office will have an overall area of 648 square feet total. The existing service bays south of the trash enclosure have an overall area of 770 square feet. The relocated service bays located along the south property line have an overall area of 700 square feet. The plans also show a proposed warehouse with an overall area of 3,200 square feet. Lastly, the proposed workshop building along the west property line will have an overall area of 352 square feet.

Applicant's Justification

The existing property has been operating as a tire and windshield repair facility, with an office, without any significant disturbances to nearby residential areas to the southwest. The property has been maintained with minimal environmental impact, and all activities are contained within the boundaries of the site. Due to the nature of tire and windshield maintenance work, many services can be performed outside of an enclosed structure.

The layout of the current property does not support fully enclosed structures for all the facility activities. However, all operations are handled responsibly and within the boundaries of the property. Granting this use permit will allow the applicant to continue providing these essential services to the community without major disruption or need for additional infrastructure that may be costly or unnecessary for the scale of their operations.

The adjacent commercial property has similar characteristics to the applicant's facility, and there is no significant need for a landscape buffer. The zero foot buffer will not affect the aesthetics or functionality of the area, as both properties have industrial uses that do not demand a high level of separation. Furthermore, it will be hard to maintain the landscaping behind the proposed warehouse since there are no doors on the east side to access the landscaping. There is an existing 8 foot high block wall along the east property line which will remain.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0620-08	Automobile maintenance facility - expired	Approved by PC	September 2008
VC-0495-98	Variance to replace an existing retail tire store - expired	Approved by PC	May 1998

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Business Employment	H-2 (AE-70 & AE-75)	Outside vehicle storage
South	Business Employment	IP, H-2, & RM32 (AE-70 & AE-75)	Outside vehicle storage & multi-family residential complex
East	Business Employment	CG (AE-75)	Automotive sales
West	Business Employment	IP (AE-70)	Vehicle maintenance/vehicle repair

Related Applications

Application Number	Request
ZC-24-0742	A zone change to reclassify the site from H-2 to IP is a companion item on this agenda.

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request is consistent with the Master Plan and is in compliance with Title 30.

Analysis

Comprehensive Planning

Use Permit

A special use permit is considered on a case by case basis in consideration of the standards for approval. Additionally, the use shall not result in a substantial or undue adverse effect on adjacent properties, character of the neighborhood, traffic conditions, parking, public improvements, public sites or right-of-way, or other matters affecting the public health, safety, and general welfare; and will be adequately served by public improvements, facilities, and services, and will not impose an undue burden.

Staff finds that although the existing vehicle maintenance and repair facility is approximately 19 feet northwest of an existing RM32 zoned parcel, the properties are buffered by an existing 8 foot high block wall, which is adjacent to an existing outdoor vehicle storage yard. Furthermore, the RM32 zoned parcel is further buffered by an existing parking lot, carports, and minimal landscaped areas within the multi-family complex.

Title 30 requires that vehicle maintenance and repair facility activities occur within an enclosed building per Section 30.03.06. Staff finds that service bays and workshop are located on the west half of the applicant's site. The property is surrounded by existing industrial and commercial businesses which have similar uses related to the applicant's site. For example, to the east there is an existing vehicle sales facility, to the south there is an existing outdoor vehicle storage yard, and to the west there is an existing vehicle maintenance and repair complex. Since the uses surrounding the subject site are similar in intensity, staff can support this request.

Waiver of Development Standards

The applicant shall have the burden of proof to establish that the proposed request is appropriate for its proposed location by showing the following: 1) the use(s) of the area adjacent to the subject property will not be affected in a substantially adverse manner; 2) the proposal will not materially affect the health and safety of persons residing in, working in, or visiting the immediate vicinity, and will not be materially detrimental to the public welfare; and 3) the proposal will be adequately served by, and will not create an undue burden on, any public improvements, facilities, or services.

The applicant has the opportunity to provide the required landscape area east of the proposed warehouse building. Landscaping helps limit negative impacts of differing adjacent uses and zoning districts by providing for screening and buffering between those uses and zoning districts. Although there is an existing 8 foot high block wall, the plan shows that there is a 10 foot wide area east of the proposed warehouse building. The applicant may install small or medium trees within a 5 foot wide landscape area. Staff finds this request to be a self-imposed hardship and staff cannot support this waiver request.

Design Review

Development of the subject property is reviewed to determine if 1) it is compatible with adjacent development and is harmonious and compatible with development in the area; 2) the elevations, design characteristics and others architectural and aesthetic features are not unsightly or undesirable in appearance; and 3) site access and circulation do not negatively impact adjacent roadways or neighborhood traffic.

The proposed plans show a significant number of changes regarding the site layout, site orientation, and proposed building designs versus what exists on the site today. The applicant provided the required street landscaping as well as relocated all non-standard improvements back on the applicant's property. The site also includes the required parking and the required landscape finger islands. Finally, the proposed workshop and the proposed warehouse feature 4 sided architecture. However, staff finds that the applicant has the opportunity to provide some landscaping behind the warehouse building. Since staff does not support the waiver of development standards, staff cannot support the design review.

Staff Recommendation

Approval of the use permit; denial of the waiver of development standards and 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:

Comprehensive Planning

If approved:

- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance.
- Applicant is advised within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; 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; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

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.

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 #0038-2023 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC: Sunrise Manor - approval.

APPROVALS:

PROTESTS:

APPLICANT: BEN TORRELLA

CONTACT: BEN TORRELLA, 712 MAXLEY COURT, LAS VEGAS, NV 89145