

VEHICLE PAINT/BODY SHOP  
(TITLE 30)

ABELS LN/CARTIER AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**UC-21-0001-BDG II, LLC & BORDIGIONI, DEAN V. TRUST:**

**USE PERMITS** for the following: **1)** permit a vehicle paint/body shop (automobile) with service bay doors facing a public street and a residential development; **2)** reduce the separation from a vehicle paint/body shop to a residential use; and **3)** permit a vehicle paint/body shop in an APZ-2 overlay district.

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** reduce parking; and **2)** waive landscaping.

**DESIGN REVIEW** for a vehicle paint/body shop on 0.5 acres in an M-1 (Light Manufacturing) (AE-70 & APZ-2) Zone.

Generally located on the east side of Abels Lane, 230 feet south of Cartier Avenue (alignment) within Sunrise Manor. MK/al/jd (For possible action)

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RELATED INFORMATION:

**APN:**

140-17-410-004

**USE PERMITS:**

1. Permit a vehicle paint/body shop (automobile) with service bay doors facing a public street and a residential development where not permitted per Table 30.44-1.
2. Reduce the separation for a vehicle paint/body shop from a residential use to 72 feet where a minimum of 200 feet is required per Table 30.44-1 (a 64% reduction).
3. Permit a vehicle paint/body shop within an APZ-2 zone of the Nellis Air Force Base Airport Environs.

**WAIVERS OF DEVELOPMENT STANDARDS:**

1. Reduce parking for a vehicle paint/body shop to 11 spaces where a minimum of 14 spaces are required per Table 30.60-1 (a 21.4% reduction).
2. Waive landscaping adjacent to a less intense use (existing manufactured home park) along the eastern property line where landscaping per Figure 30.64-11 is required.

**LAND USE PLAN:**

SUNRISE MANOR - BUSINESS AND DESIGN/RESEARCH PARK

## **BACKGROUND:**

### **Project Description**

#### General Summary

- Site Address: 2552 Abels Lane
- Site Acreage: 0.5
- Project Type: Vehicle paint/body shop
- Number of Stories: 1
- Building Height (feet): 24
- Square Feet: 8,870
- Parking Required/Provided: 14/11

#### Site Plan

The request is to establish a vehicle paint/body shop within an existing office/warehouse building. The building is within an office/warehouse complex and the parcel has shared access with the parcels to the north and south and is attached to a building to the south. The building is in the central portion of the parcel with parking to the west of the building and additional parking and outside storage area located to the east of the building.

#### Landscaping

There are existing landscape areas located along Abels Lane and at the northwest corner of the building consisting of trees, shrubs, and groundcover. When the building was constructed a 3 foot wide landscape area was provided along the east property line. There is no plant material currently located within this area and the applicant is requesting a waiver of development standards to not provide landscaping.

#### Elevations

The building is 1 story with a maximum height of 24 feet. The building has a flat roof behind a parapet wall. The building is constructed of decorative concrete block. There are existing roll-up doors on the east and west sides of the building that will be used to access the service bays for the facility. The roll-up door on the east side of the building faces an existing manufactured home park and the roll-up door on the west side faces Abels Lane. The west side of the building is the office entrance which consists of aluminum storefront window treatments.

#### Floor Plan

The plan depicts an existing office warehouse building with an area of 8,870 square feet. The western 750 square feet of the building will be the office and the remainder will be the work area for the facility.

#### Signage

Signage is not a part of this request.

#### Applicant's Justification

The applicant indicates that this request is to allow an existing business to be relocated. This site is better suited for their business needs. The location of the service bay doors are existing and cannot be relocated to be brought into compliance with the development standard that these

doors not face a street or residential development. The 200 feet separation from the residential development is intended to mitigate the impact of the facility on the residents in the area. This site is in close proximity to Nellis Air Force Base which has equal or greater impact on the residents than the proposed facility.

#### **Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
UC-0967-14	Recycling center - expired	Approved by PC	February 2015
WS-1564-00	Waiver for landscaping and a design review for an industrial development	Approved by PC	December 2000
ZC-0702-97	Reclassified 151.2 acres, which included this site, to M-1 zoning for an industrial development	Approved by BCC	July 1997

#### **Surrounding Land Use**

	<b>Planned land Use Category</b>	<b>Zoning District</b>	<b>Existing Land Use</b>
North & South	Business and Design/Research Park	M-1	Office/warehouse facility
East	Business and Design/Research Park	R-T	Manufactured home park
West	Business and Design/Research Park	M-D	Auto repair facility & undeveloped

#### **STANDARDS FOR APPROVAL:**

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

#### **Analysis**

##### **Current Planning**

##### Use Permits

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 Comprehensive 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.

##### Use Permit #1 & Design Review

This is an existing office/warehouse building that is located within an industrial complex. Like all of the buildings within this complex there are existing roll-up doors on the east and west sides of the buildings that face the manufactured home park or the street. These doors are existing, and it is not possible to relocate them to a location on the building where they would not face the manufactured home park or the street and allow vehicles to drive into the work area for the proposed facility. Since the roll-up doors are existing and this matches other industrial buildings in this area staff does not object to this request.

### Use Permit #2

The requirement for a vehicle paint/body shop to have a 200 foot separation to residential uses is intended to mitigate the impacts of this use on residents. The existing manufactured home park is in a unique location. The site is impacted by operations at Nellis Air Force Base and subject to loud noise from aircraft. The site is also located in an APZ-2 Overlay District for Nellis Air Force Base. The areas adjacent to the manufactured home park have been developed with industrial uses in M-D and M-1 zones. Staff believes that 1 day the manufactured home park will be redeveloped with an industrial use that is more compatible with the air base and the other industrial uses in this area. Until the manufactured home park is redeveloped the residents of this area will be impacted by the air base and the adjacent industrial uses, which includes outside storage adjacent to the manufactured home park. Staff finds that the proposed use will have an equal or lesser impact on these residences than the existing developments in the area and air base operations. Therefore, staff can support this request.

### Use Permit #3

The site is in an Accident Potential Zone II (APZ-2) for the Nellis Air Force Base Airport Environs. Properties within this area are at increased risk of aircraft accidents and as such certain land uses in these areas must be reviewed to ensure that the intensity of the use will not conflict with air base operations and risk lives and property. The proposed facility will have 6 workstations. The applicant indicates that no more than 5 people will be on-site with any regularity. Therefore, staff finds the proposed use will not conflict with air base operations and can support this request.

### Waivers of Development Standards

According to Title 30, the applicant shall have the burden of proof to establish that the proposed request is appropriate for its existing location by showing that the uses of the area adjacent to the property included in the waiver of development standards request will not be affected in a substantially adverse manner. The intent and purpose of a waiver of development standards is to modify a development standard where the provision of an alternative standard, or other factors which mitigate the impact of the relaxed standard, may justify an alternative.

#### Waiver of Development Standards #1

The applicant is requesting to reduce parking to 11 parking spaces where 14 parking spaces are required. The applicant indicates that the proposed facility will only have 5 people on-site on a regular basis. The proposed business is a vehicle paint/body shop, which is not the type of business where people will be waiting around for service. Vehicles will be dropped off at this location and when the work is completed arrangements will be made to pick-up vehicles. Therefore, staff finds that the proposed parking is adequate for the facility and can support this request.

#### Waiver of Development Standards #2

Currently this site and the adjacent properties to the north and south do not have landscaping adjacent to the east property lines, which is adjacent to the manufactured home park, and aerial photographs indicate that there has not been landscaping along the east property line for several years. The parcels to the north and south of this site use the areas adjacent to the manufactured home park for outside storage without landscaping to help screen the outside storage from the

manufactured home park. There are no records of complaints with the Clark County Public Response Office for a lack of landscaping along the east property line. Since this area is slowly transitioning away from residential uses and there currently is no landscaping along the east property line, and without any complaints from the neighbors, staff does not object to 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 Comprehensive Master Plan, Title 30, and/or the Nevada Revised Statutes.

### **PRELIMINARY STAFF CONDITIONS:**

#### **Current Planning**

- No gathering of individuals in an area that would result in an average density of greater than 25 persons per acre per hour during a 24 hour period, not to exceed 50 persons per acre at any time;
- Work with the Las Vegas Metropolitan Police Department for the installation of security cameras and surveillance operation.
- 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.

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

- Applicant is advised that the property is already connected to the CCWRD sewer system; and if any existing plumbing fixtures are modified in the future, then additional capacity and connection fees will need to be addressed.

**TAB/CAC:** Sunrise Manor - approval (provide landscaping along the back wall if there is irrigation).

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** CYCLOP COLLISION CENTER

**CONTACT:** GE CONSULTING, 1442 WHITE DR., LAS VEGAS, NV 89119