

03/02/21 PC AGENDA SHEET

VEHICLE REPAIR
(TITLE 30)

BOULDER HWY/HAMILTON AVE

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
UC-21-0017-CHAN, TINA:

USE PERMITS for the following: 1) vehicle repair; and 2) reduced setback for vehicle maintenance to a residential use.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduced landscaping; and 2) reduced setback from vehicle repair to a residential use.

DESIGN REVIEW for the redesign and striping of the existing parking lot on 0.6 acres in a C-2 (General Commercial) Zone.

Generally located on the east side of Boulder Highway, 500 feet north of Hamilton Avenue within Whitney. JG/bb/jd (For possible action)

RELATED INFORMATION:

APN:
161-27-312-008

USE PERMITS:

1. Vehicle repair.
2. Reduce the separation from a vehicle maintenance (smog check) business to a residential use to zero feet where a minimum 200 feet is required per Table 20.44-1 (a 100% reduction).

WAIVERS OF DEVELOPMENT STANDARDS:

1.
 - a. Reduce landscaping adjacent to a less intensive use (north and east property lines) where landscaping is required per Figure 30.64-11.
 - b. Reduce parking lot landscaping where landscaping per Figure 30.64-14 is required.
2. Reduce the separation from a vehicle repair business to a residential use to zero feet where a minimum of 200 feet is required per Table 20.44-1 (a 100% reduction).

LAND USE PLAN:
WHITNEY - COMMERCIAL GENERAL

BACKGROUND:
Project Description

General Summary

- Site Address: 6037 Boulder Highway

- Site Acreage: 0.6
- Project Type: Vehicle repair
- Number of Stories: 1
- Building Height (feet): 22
- Square Feet: 5,329
- Parking Required/Provided: 30/31

Request & Site Plan

The approved special use permit for an auto repair business at this location has expired (UC-0132-03). This application is necessary to request re-approval of the repair business, including smog check testing. The plans depict a 5,329 square foot building on a 0.6 acre lot with 31 parking spaces and 1 access driveway from Boulder Highway. The property is surrounded by a 6 foot block wall on the east, a 5 foot wall with 1 foot decorative vertical metal on top along the north and south, and a 6 foot decorative open metal fence adjacent to Boulder Highway. The existing trash enclosure is located on the south side of the property, adjacent to the commercial use. The building entrance faces west, with the commercial bay doors facing south. There are 8 parking spaces located on the west side of the building, with the remaining 22 parking spaces located behind a 48 inch high rolling metal gate. The property will be restriped to match the original parking plan.

Landscaping

The site was developed after obtaining a waiver in 2003 for operating the auto repair business adjacent to a less intensive land use. The site retains the approved planter box areas, but previously approved trees are missing. The applicant is proposing to bring the site back to the original approved landscape condition. The existing parking lot is not designed to meet current standards for landscape islands every 6 parking spaces, nor does it include the landscape buffer adjacent to a less intense uses (residential zoning and uses to the north and east). The original landscape plan, which was approved via UC-0132-03, included 7, 15 gallon trees located adjacent to the east and south property lines, in planter box areas, with parking spaces. The original plan also showed 7, 24 inch box trees located adjacent to Boulder Highway. The property is surrounded on 3 sides (east, west, and south) by above ground utility lines.

Elevations

The existing building was constructed in 2005 and includes 5 service bay doors facing south. Parapet walls conceal mechanical equipment from public view at the right-of-way. No changes are proposed to the existing building.

Floor Plan

The floor plan depicts a customer service area, office, restroom and storage area, in addition to the auto repair bays.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant is requesting to continue operating the site as a vehicle repair facility with smog check testing. The previously approved vehicle repair use expired, and the applicant is requesting to continue the same use with smog check testing between the hours of 8:00 a.m. and 5:00 p.m. daily. These hours of operation will comply with the condition for daylight hours from the UC-0132-03 approval. The smog check use will take place inside the existing building.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0132-03 (WC-0200-03)	Waived condition for drainage study	Approved by PC	September 2003
UC-0132-03	Automobile repair and landscaping	Approved by PC	March 2003

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Commercial General	RUD	Single family residential
South	Commercial General	C-2	Vehicle sales
East	Commercial General	R-2	Single family residential
West	Commercial General	C-2	Commercial development

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

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

Due to the recently approved residential uses on the north and east sides of the property, landscaping should be replaced in those planter areas. The proposal will be adequately served by, and will not create an undue burden on, any public improvements, facilities or services. Staff is recommending larger plant sizes to compensate for the absence of plant material and provide a better buffer for future residential development. Therefore, staff can support this request with added landscaping.

Use Permits & Waiver of Development Standards #2

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. The proposed continuation of the previously existing use is in harmony with the purpose, goals, objectives and standards of the Plan and of this Title. The proposed continuation of the previously existing vehicle repair use will not result in a substantial or undue adverse effect on adjacent properties, character of the neighborhood, traffic conditions, parking, public improvements, public sites or rights-of-way, or other matters affecting the public health, safety, and general welfare. The proposed use will be adequately served by public improvements, facilities, and services and will not impose an undue burden. The site has existing commercial access from Boulder Highway. Therefore, staff can support these requests.

Design Review

The continued use of existing facilities and updating the parking spaces to meet striping and access markings will meet the intent of Code requirements. The existing site access and circulation do not negatively impact adjacent roadways or neighborhood traffic. Building and landscape materials are consistent with the area. Therefore, staff can support 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

- Plant 7 large trees (minimum 36 inch box size) in locations noted on the original landscape plan, on the south and east sides of the building;
- Plant 8 large shrubs (minimum 25 gallon) and new groundcover adjacent to Boulder Highway in existing landscape areas;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- 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: Whitney - approval (1 year to review).

APPROVALS:

PROTESTS:

APPLICANT: TINA CHAN

CONTACT: AUTO MART LLC, 6037 BOULDER HWY., LAS VEGAS, NV 89122