

03/02/21 PC AGENDA SHEET

WALL HEIGHT
(TITLE 30)

TROPICANA AVE/HARRISON DR

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
WS-20-0597-KHACH, LLC:

WAIVER OF DEVELOPMENT STANDARDS to increase block wall height.
DESIGN REVIEW for a block wall in conjunction with a vehicle (automobile) paint/body shop on 0.9 acres in a C-2 (General Commercial) Zone.

Generally located on the south side of Tropicana Avenue, 200 feet west of Harrison Drive within Paradise. JG/jt/jd (For possible action)

RELATED INFORMATION:

APN:
162-25-102-016

WAIVER OF DEVELOPMENT STANDARDS:
Increase the height of the block wall along a portion of the western property line to 8 feet where 6 feet is the maximum height per Section 30.64.020 (a 34% increase).

LAND USE PLAN:
WINCHESTER/PARADISE - COMMERCIAL GENERAL

BACKGROUND:
Project Description
General Summary

- Site Address: 2741 E. Tropicana Avenue
- Site Acreage: 0.9
- Project Type: Block wall
- Wall Height (feet): 8

Request

This application is to increase the height of an existing block wall along the southwest portion of the site from 6 feet high to 8 feet high.

Site Plan

The site plan depicts an existing vehicle (automobile) paint/body shop located on the east side of the parcel. Setbacks for the building include 55 feet to the north property line along Tropicana Avenue, zero feet to the east property line, 34 feet to the south property line, and 84 feet to the western property line. Access is provided from an existing driveway on Tropicana Avenue, and

parking spaces are located on the north and west sides of the building. An existing 6 foot high fence and sliding gate separate the customer parking area on the north side of the site from the vehicle storage area and vehicle bays on the south side of the site.

An existing wall along the southwest portion of the site will be raised from 6 feet high to 8 feet high. The wall will extend 160 feet from the southern property line to the 6 foot high fence and sliding gate that separates the customer parking area from the vehicle repair and storage area.

Landscaping

No changes to the existing landscaping are required or proposed. Existing landscaping includes an intense landscape buffer along the southern property line and street landscaping along the northern property line.

Elevations

The existing 6 foot high block will be increased to 8 feet high.

Applicant's Justification

According to the applicant, vandals are jumping over the existing wall and breaking into customers' vehicles. An increase to the block wall height will improve security on the site.

Prior Land Use Requests

Application Number	Request	Action	Date
AR-18-400004 (UC-0819-16)	Application for review of a vehicle repair/paint and body shop	Approved by PC	March 2018
UC-0819-16	Vehicle (automobile) repair, vehicle (automobile) paint/body shop with waivers to reduce the separation of a vehicle (automobile) repair facility from a residential use, reduce the separation of a vehicle (automobile) paint/body shop from a residential use, allow a vehicle (automobile) paint/body shop not accessory to automobile or off-highway vehicle sales, reduce parking, and a design review for parking lot modifications	Approved by PC	January 2017
UC-1879-97	Revisions to an approved retail tire sales and installation facility subject to no auto body work to be performed at the site and a use permit for vehicle repair was also approved, but has since expired since a vehicle repair business license was never obtained	Approved by PC	December 1997
UC-1101-97	Retail tire sales and installation facility subject to no auto body work to be performed at the site, and a use permit for vehicle repair was also approved, but has since expired, a vehicle repair business license was never obtained	Approved by PC	August 1997

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Commercial General	C-2	Convenience store with gas pumps, vehicle maintenance, & vehicle wash
South	Residential Urban Center (18 to 32 du/ac)	R-4	Multiple family residential apartment complex
East & West	Commercial General	C-2	Commercial center & vehicle maintenance

STANDARDS FOR APPROVAL:

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

Analysis**Current Planning**Waiver 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 & Design Review

The proposed 8 foot block wall will be 160 feet in length and run along the western property line, separating the site from an adjacent commercial center with a vehicle maintenance facility. This increased wall height will be obscured from view along Tropicana Avenue by landscaping and the 6 foot high fence with sliding gate. In addition, the 8 foot wall will be perpendicular to the adjacent residential uses to the south, which will reduce the visual impact on the residents. As a result, staff does not anticipate any negative visual impacts to vehicles along Tropicana Avenue or residents in the adjacent properties to the south. In addition, the wall may help prevent future trespassing and improve security in the area. Therefore, staff can support these requests.

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

- 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)

- No comment.

TAB/CAC: Paradise - approval.

APPROVALS:

PROTESTS:

APPLICANT: MESROP KHACHIKYAN

CONTACT: MESROP KHACHIKYAN, THE COLLISION CENTER, 2741 E. TROPICANA AVE., LAS VEGAS, NV 89121