

06/01/21 PC AGENDA SHEET

VEHICLE REPAIR
(TITLE 30)

BOULDER HWY/DESERT INN RD

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
UC-21-0157-PEBWORTH, LAURIE:

USE PERMIT to allow vehicle repair.

WAIVER OF DEVELOPMENT STANDARDS for reduced separation from a vehicle repair use to a residential use in conjunction with a vehicle sales facility on 1.2 acres in a C-2 (General Commercial) Zone.

Generally located on the west side of Boulder Highway, 1,200 feet north of Desert Inn Road within Winchester. TS/bb/jo (For possible action)

RELATED INFORMATION:

APN:
161-07-801-002

WAIVER OF DEVELOPMENT STANDARDS:

Reduce the separation from a vehicle repair use to a residential use to 10 feet where 200 feet is required per Table 30.44-1 (a 95% reduction).

LAND USE PLAN:

WINCHESTER/PARADISE - COMMERCIAL GENERAL

BACKGROUND:

Project Description

General Summary

- Site Address: 4020 Boulder Highway
- Site Acreage: 1.2
- Project Type: Vehicle repair
- Number of Stories: 1
- Building Height (feet): 26
- Square Feet: 17,375
- Parking Required/Provided: 40/43

Site Plan

The site plan depicts an existing 17,375 square foot, single story motorcycle sales and maintenance building which will be converted to vehicle sales and repair. The site has 43 parking spaces, and driveway access from Boulder Highway. Existing parking is located along

the south and west property lines with interior spaces provided. The west 13 spaces are covered parking spaces. An existing apartment complex is located south and west of the building. The proposed service area will be located behind 2 roll-up doors at the northwest corner of the building in an area of the building previously used for storage.

Landscaping

An existing 6 foot landscape strip and 6 foot decorative fence are located on the south and west sides of the property. The property has existing parking lot landscaping and landscaping along Boulder Highway.

Elevations

The building elevations depict a single story, 26 foot high building with a glass storefront facing Boulder Highway, and extended roof covering vehicle display areas on the east and south sides. Two roll-up service bay doors face the parking lot to the south. A third smaller roll-up door is located on the south wall for delivery access.

Floor Plans

The floor plan depicts an 86 foot by 45 foot vehicle repair service space within the 17,375 square foot building. The remaining floor area includes 3 offices, showroom, and restrooms. The showroom is approximately 8,000 square feet in area.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant is proposing to conduct vehicle sales as a primary use and provide vehicle repair services in support of the auto sales and public vehicle repair. No body or paint work will be conducted at this location. The service bay doors will remain closed during operations. Operations will take place from 8:00 a.m. to 5:00 p.m., Monday through Friday, and 8:00 a.m. to 2:00 p.m. on Saturdays.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-1431-05	Wall sign and setbacks	Approved by PC	October 2005
ZC-0713-04	Motorcycle sales, landscaping, and setbacks	Approved by BCC	June 2004

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Commercial General	C-2	Retail sales
South & West	Commercial General	R-4	Multiple family residential
East	Commercial Tourist	H-1	Boulder Station Resort Hotel

STANDARDS FOR APPROVAL:

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

Analysis**Current Planning**Use Permit

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 site previously operated as a motorcycle sales and maintenance facility; however, the area now proposed for the vehicle repair was used as storage for the motorcycle business. As a special use, vehicle repair may be appropriate if located in an area which is compatible with the neighborhood. With the vehicle repair portion of the business located 10 feet from the multiple family development to the west, staff finds there is not an adequate buffer to protect from noise related to the operations and vehicle parking/storage; therefore, the use is not compatible and staff cannot support the request. Staff may support the repair portion of the business if it was located in the central portion of the building, which was originally approved for the motorcycle shop area, with added landscaping and with the condition for the service doors remaining closed during operation, as stated by the applicant.

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. As stated above, the reduced setback does not allow for adequate mitigation of the potential adverse effects from the vehicle repair business. Staff does not find that the existing landscaping will provide a sufficient buffer.

Staff Recommendation

Denial.

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

If approved:

- Plant two, 24 inch box large trees along the south property line, generally spaced between the existing light poles on the south side of the building;
- Plant one, 24 inch box large tree on the south property line in front of the 8th parking space from the western property line;
- Plant one, 24 inch box large tree along the west property line where the chain-link fence connects to the western wall;
- Roll-up service bay doors to remain closed during service activity;
- 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.

Building Department - Fire Prevention

- Applicant is advised that operational permits may be required for this facility and to contact Fire Prevention for further information at (702) 455-7316.

Clark County Water Reclamation District (CCWRD)

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

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: CHOICE AUTOMOTIVE LLC

CONTACT: WANDA SLATE, 4435 E. COLTON AVE, SUITE 107 LAS VEGAS NV 89115