

TIRE SALES/INSTALLATION
(TITLE 30)

DECATUR BLVD/RENO AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-21-0167-WW & JJ CHOI, LLC:

ZONE CHANGE to reclassify 0.4 acres from a C-1 (Local Business) Zone and a C-2 (General Commercial) Zone to a C-2 (General Commercial) Zone.

USE PERMITS for the following: **1)** tire sales and installation; and **2)** reduced separation.

Generally located on the west side of Decatur Boulevard, 170 feet north of Reno Avenue within Spring Valley (description on file). MN/nr/jo (For possible action)

RELATED INFORMATION:

APN:

163-25-502-031

USE PERMITS:

1. Tire sales and installation.
2. Reduce the separation between tire sales and a residential development to 152 feet 4 inches where 200 feet is required per Table 30.44 (a 23.8% decrease).

LAND USE PLAN:

SPRING VALLEY - COMMERCIAL GENERAL

BACKGROUND:

Project Description

General Summary

- Site Address: 5075 S. Decatur Boulevard
- Site Acreage: 0.4
- Project Type: Tire sales and installation
- Number of Stories: 1
- Building Height (feet): 29
- Square Feet: 3,800
- Parking Required/Provided: 127/128

Site Plan & History

The subject parcel is currently zoned C-2 on the north and C-1 on the south. The existing building is constructed across both designations. The proposed use of tire sales and installation is not allowed in the C-1 zoning district; therefore, this application to rezone the C-1 portion of

the site and building to C-2 is required in order to accommodate the proposed use. The plans depict an existing 3,800 square foot vehicle maintenance building within an existing commercial center approved for various vehicle related uses, retail uses, and a tavern. Parking is located on the north side of the vehicle maintenance building and is shared with the other existing uses within the commercial center. Access to the site is from Decatur Boulevard with cross access to the parcel to the south and on the north side of the existing commercial center.

Landscaping

Existing mature landscaping is located on the perimeter of the site. New landscaping is not a part of this request.

Elevations

The existing 29 foot high building consists of stucco exterior and concrete tile with aluminum store fronts and a mission style concert roof. There are 3 overhead service bay doors located on the west side of the building. No changes are proposed to the existing building.

Floor Plans

The plans depict a vehicle maintenance service bay area, retail and customer waiting room, storage, and restrooms.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant indicates that the proposed use is similar in nature to the existing uses in the commercial complex. The proposed use would be in an existing building with no exterior changes and the applicant states that the use is compatible with the surrounding uses.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0240-09 (AR-0096-16)	First application to review vehicle uses	Approved by PC	August 2016
UC-0240-09 (ET-0050-11)	First extension of time for vehicle uses	Approved by PC	June 2011
UC-0240-09	Allowed vehicle detailing, vehicle maintenance and repair, and a paint and body shop with reduced separation to residential	Approved by PC	May 2009
ADR-0296-01	Retail building	Approved by ZA	April 2001
UC-1025-98 (ET-0281-99)	First extension of time for vehicle repair	Approved by PC	September 1999
UC-1025-98	Vehicle repair, carwash, tire sales (on C-2 portion)	Approved by PC	August 1998
VS-0642-97	Vacated and abandoned patent easements	Approved by PC	May 1997

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-0528-97	Reclassified 2.5 acres from R-E to C-2 zoning	Approved by BCC	June 1997
ZC-0529-97	Reclassified 1.3 acres from R-E to C-1 zoning	Approved by BCC	May 1997

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Commercial General	C-2	Retail building
South	Commercial General	C-1	Convenience store & gas station
East	Commercial Tourist	M-1	Office complex & undeveloped
West	Commercial General	C-1 & C-2	Vehicle maintenance & repair facility

STANDARDS FOR APPROVAL:

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

Analysis**Current Planning**Zone Change

The proposed zone change is in conformance with the Spring Valley Land Use Plan and the proposed use of the site is consistent and compatible with the abutting developments. The zone change complies with Goal 1 of the Comprehensive Master Plan to implement a comprehensive land use plan to promote economic viability and employment opportunities with development that is compatible with adjacent land uses; therefore, staff supports the zone change.

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.

The requirements for separation from various types of development to residential uses is an effort to avoid potential negative impacts on the residential uses. The subject site within a commercial center was originally approved with several types of vehicle related uses each with use permits and waivers for separation from the multiple family complex to the west. Staff finds that the proposed use permits will not have a negative impact on the surrounding uses; therefore, can support the 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**

- No Resolution of Intent and staff to prepare an ordinance to adopt the zoning.
- 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 the use permits must commence within 2 years of approval date or they 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: Spring Valley - approval.

APPROVALS:

PROTESTS:

APPLICANT: VICTOR KNIGHT

CONTACT: VICTOR KNIGHT, KWDG, 6585 ESCONDIDO STREET, SUITE D, LAS VEGAS, NV 89119