

07/21/21 BCC AGENDA SHEET

VEHICLE REPAIR FACILITY
(TITLE 30)

TORREY PINES DR/MAULE AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WC-21-400091 (ZC-0606-01)-JONES 215, LLC:

WAIVER OF CONDITIONS of a zone change requiring recording a reciprocal, perpetual cross access, ingress/egress, and parking agreements if dealerships are individually owned and operated in conjunction with a previously approved zone change to reclassify 24.7 acres from an R-E (Rural Estates Residential) (AE-65) Zone to a C-2 (General Commercial) (AE-65) Zone for 2 automobile dealerships, future, and associated accessory service uses, and a use permit for automobile paint and body shops in the CMA Design Overlay District.

Generally located on the south side of Roy Horn Way, 460 feet east of Torrey Pines Drive within Enterprise (description on file). MN/md/jo (For possible action)

RELATED INFORMATION:

APN:

176-02-601-022 ptn

LAND USE PLAN:

ENTERPRISE - BUSINESS AND DESIGN/RESEARCH PARK

BACKGROUND:

Project Description

General Summary

- Site Address: 6425 Roy Horn Way
- Site Acreage: 4.5 (project site)/24.7 (original zone change)
- Project Type: Vehicle repair facility & parking lot
- Number of Stories: 2
- Building Height (feet): 32
- Square Feet: 24,742
- Parking Required/Provided: 136/449

Site History & Request

ZC-0606-01 was previously approved by the Board of County Commissioners in June 2001 for 2 vehicle sales facilities located on the east and west sides of Torrey Pines Drive. The larger site was located on the east side of Torrey Pines Drive and consisted of 17.3 acres while the smaller site was located on the west side of Torrey Pines Drive that consisted of 7.4 acres. The current project site is located on a portion of the original site approval, necessitating the waiver of development standards request for cross access which is a companion item associated with this

application. A vehicle sales (automobile) facility was approved on the northern 4 acre portion of this project site via WS-20-0079 by the Zoning Administrator in March 2020 due to the state of emergency related to the COVID-19 pandemic. A waiver of conditions, WC-20-400014, was approved in conjunction with WS-20-0079 eliminating cross access between the project site and the adjacent parcels to the east and west. The applicant is now requesting a use permit for a vehicle repair facility located on the 4.5 acre southern portion of the project site, which is a companion item on this agenda.

Site Plans

The plans depict a vehicle repair facility, including a parking lot for excess vehicle inventory. The repair facility is located at the southwest portion of the site and set back as follows: 1) 39 feet from the south property line adjacent to Maule Avenue; 2) 59 feet from the southwest (future) property line; 3) 43 feet from the north (future) property line; and 4) 370 feet from the east (future) property line. Employee parking is located to the north and west of the building. A waiver of development standards is required as a pedestrian sidewalk will not be provided along the north, south, and west sides of the building adjacent to parking spaces and drive aisles. Furthermore, a pedestrian walkway connecting the principal entrance to the building to the future sidewalk along Maule Avenue is not provided, necessitating a waiver of development standards request. Two standard size loading zones are located at the southwest corner of the repair facility. An enclosed trash compactor is located to the northeast of the building. To the east and northeast of the building are 42 staging parking spaces for vehicles awaiting repair.

The eastern portion of the project site features a parking lot consisting of 289 parking spaces for excess vehicle inventory. Code requires the parking spaces located within the parking lot to be separated into clusters; therefore, a waiver of development standards is necessary to eliminate the cluster design. A waiver of development standards is required for cross access to the parcels located to the east and west of the subject property. Cross access will be provided along the north (future) property line to the previously approved vehicle sales facility; however, a 6 foot tall rolling gate will separate the 2 sites. An 8 foot high decorative CMU block wall is proposed along the east and west property lines of the site, and will be located behind the 10.5 foot wide landscape area along Maule Avenue. The height of the block wall requires a waiver of development standards. A 5 foot wide attached sidewalk is required and provided along Maule Avenue. A new commercial driveway will be constructed along Maule Avenue, and features a 6 foot high rolling gate that will be set back 51 feet from the property line. However, a waiver of development standards is required to reduce the throat depth of the commercial driveway to 50 feet where a minimum depth of 100 feet is required. The vehicle repair facility requires 136 parking spaces where 449 parking spaces are provided. A design review to increase finished grade is requested and is primarily concentrated at the northern portion of the building.

Landscaping

The plans depict a street landscape area measuring 10.5 feet in width adjacent to Maule Avenue, including a 5 foot wide attached sidewalk. Large, 24 inch box trees are planted 20 feet on center within the street landscape area, including shrubs and groundcover. An 8 foot high decorative block wall is located behind the landscape area adjacent to Maule Avenue. No parking lot landscaping is provided within the interior of the project site, necessitating a waiver of development standards.

Elevations

The plans depict a vehicle repair facility with a maximum height of 32 feet to the top of the parapet roof. All rooftop mounted equipment will be screened from public view and the right-of-way by the parapet wall system. The exterior materials of the building consist of tilt-up concrete paneling, decorative reveals in the tilt-up paneling, and aluminum framed windows. An 18 foot high steel canopy measuring 220 feet in length extends 16 feet from the east side of the building. Four overhead roll-up doors are located on the west side of the building while 12 overhead doors are featured on the east side of the building. All doors are oriented towards the interior of the site and do not face the public street, Maule Avenue. The building will be painted with an off-white neutral color.

Floor Plans

The plans depict a vehicle repair facility measuring 24,742 square feet consisting of 2 stories. The first floor consists of 12 vehicle repair bay areas, restroom facilities, breakroom, men's locker area, offices, special tools area, electrical room, parts counter, parts warehouse, and miscellaneous other rooms. The second floor features a parts warehouse which includes an IT server room.

Previous Conditions of Approval

Listed below are the approved conditions for ZC-0606-01:

Current Planning

- Subject to no resolution of intent and staff preparing an ordinance to adopt the zoning;
- Recording a reciprocal, perpetual cross access, ingress/egress, and parking agreements if dealerships are individually owned and operated.
- Applicant is advised that more detailed landscape plans are required when submitting building permits.

Public Works - Development Review

- Right-of-way dedication of 80 feet for Torrey Pines Drive, 30 feet for Maule Avenue, a third travel lane along the beltway and bus turnouts as required by Regional Transportation Commission;
- Dedicate 30 feet for Mann Street from the beltway to Pama Lane and 30 feet for Pama Lane from Mann Street to Torrey Pines Drive or apply for and have approved a vacation of Mann Street and Pama Lane;
- All vacations to be recordable prior to permits or mapping;
- Drainage and traffic studies and compliance;
- Full off-sites to include paved legal access to all entrances.

Department of Aviation

- Filing Federal Aviation Administration (FAA) Form 7460-1, "Notice of Proposed Construction or Alteration" with the FAA, and as required by Section 30.48.120 of the Clark County Unified Development Code, receive either a permit from the Director of Aviation or a variance from the Airport Hazard Areas Board of Adjustment (AHABA) prior to construction;

- No building permits will be released for the project prior to the Department of Aviation notifying Zoning Plan Check that the applicant has received all necessary airspace approvals;
- Applicant is advised that the FAA's determination is advisory in nature and does not guarantee the Director's permit or an AHABA variance will be approved; and that a standard condition of approval for a Director's permit or an AHABA variance is the granting of an aviation easement; and all applicable standard conditions for this application type.

Applicant's Justification

The applicant states the request to remove the reciprocal, perpetual cross access, ingress/egress and parking agreements that were established via ZC-0606-01 is consistent with the approvals for other vehicle dealerships in the surrounding area.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-20-0079	Vehicle (automobile) dealership with waivers to the CMA Design Overlay District, parking lot landscaping, cross access and throat depth	Approved by ZA	March 2020
WC-20-400014 (ZC-0606-01)	Waiver of conditions for recording a reciprocal, perpetual cross access, ingress/egress, and parking agreements if dealerships are individually owned and operated	Approved by ZA	March 2020
ADR-19-900634	Storage building in conjunction with an existing vehicle sales facility	Approved by ZA	October 2019
WS-18-0519	Increased height of a proposed freestanding sign and design review for a freestanding sign in conjunction with an existing vehicle sales on the western portion of the site	Approved by BCC	September 2018
VS-1073-17	Vacated and abandoned various easements on this site - recorded	Approved by PC	February 2018
ZC-0215-17	Reclassified a portion of this site to M-D zoning for a vehicle sales facility on the western portion of this site	Approved by BCC	May 2017
VS-0237-16	Vacated and abandoned right-of-way on a portion of the overall development site for a detached sidewalk - recorded	Approved by PC	June 2016
ZC-0606-01	Reclassified a portion of this site to C-2 zoning for 2 vehicle sales facilities	Approved by BCC	June 2001

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Business and Design/Research Park	M-D	Office building with a production studio (UFC)

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
East	Business and Design/Research Park	C-2	Undeveloped
South	Business and Design/Research Park	C-2	Surface overflow parking lot
West	Business and Design/Research Park	M-D & C-2	Vehicle sales facility (Findlay Subaru)

Related Applications

Application Number	Request
UC-21-0261	A use permit, waivers of development standards, and a design review for a vehicle repair facility is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis**Current Planning**

The project site and adjacent properties are large, consisting of multiple acres; therefore, do not necessitate the shared parking and access to the properties to the east and west. Typically, staff does not support requests to waive cross access to adjacent properties with similar land uses and parking requirements. However, several requests to waive the cross access requirement have previously been approved for the existing sites to the west and northwest. The request to waive cross access should not have any impact on the surrounding land uses and properties. Therefore, staff recommends approval.

Staff Recommendation

Approval.

Approval of the waiver of conditions request constitutes a finding by the Commission/Board that the condition will no longer fulfill its intended purpose.

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**

- Waiver of conditions only in conjunction with UC-21-0261.

Public Works - Development Review

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC: Enterprise - approval.

APPROVALS:

PROTEST:

APPLICANT: ROGER CAMPERI

CONTACT: ROGER CAMPERI, 310 N. GIBSON ROAD, HENDERSON, NV 89014