

TIRE SALES/INSTALLATION FACILITY
(TITLE 30)

NELLIS BLVD/VEGAS VALLEY DR

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-21-0339-AMIGO REALTY CORP:

USE PERMITS for the following: **1)** tire sales and installation facility; **2)** reduce the setback to a residential use; and **3)** allow overhead doors to be directed towards a residential use and a public right-of-way.

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** eliminate the setbacks for a trash enclosure; **2)** increased wall height; and **3)** landscaping to a less intense use.

DESIGN REVIEWS for the following: **1)** remodel an existing self-service vehicle wash facility into a tire sales and installation facility; and **2)** alternative parking lot landscaping on 0.9 acres in a C-2 (General Commercial) Zone.

Generally located on the west side of Nellis Boulevard, 140 feet south of Vegas Valley Drive within Sunrise Manor. TS/al/jo (For possible action)

RELATED INFORMATION:

APN:

161-08-710-034

USE PERMITS:

1. A tire sales and installation facility.
2. Reduce the setback for a tire sales and installation facility to a residential use to 103 feet where a minimum of 200 feet is required per Table 30.44-1 (a 48.5% reduction).
3. Allow overhead doors for a tire sales and installation facility to face a residential use and a public right-of-way (Nellis Boulevard) where not permitted per Table 30.44-1.

WAIVERS OF DEVELOPMENT STANDARDS:

1. a. Reduce the setbacks for a trash enclosure to a residential development to zero feet where a minimum of 50 feet is required per Section 30.56.120 (a 100% reduction).
b. Reduce the rear setback for a trash enclosure to zero feet where a minimum of 10 feet is required per Table 30.40.4 and Section 30.56.120 (a 100% reduction).
2. Increase wall height to 8 feet where a maximum of 6 feet is permitted per Section 30.64.020 (a 33.3% increase).
3. Waive landscaping along the western property line adjacent to a less intense use where landscaping is required per Table 30.64-2 and Figure 30.64-11.

DESIGN REVIEWS:

1. Convert an existing vehicle wash facility into a tire sales and installation facility.
2. Permit alternative parking lot landscaping where landscaping per Figure 30.64-14 is required.

LAND USE PLAN:

SUNRISE MANOR - COMMERCIAL GENERAL

BACKGROUND:**Project Description**

General Summary

- Site Address: 2945 S. Nellis Boulevard
- Site Acreage: 0.9
- Project Type: Convert an existing vehicle wash facility into a tire sales and installation facility
- Number of Stories: 1
- Building Height (feet): 21
- Square Feet: 4,324
- Parking Required/Provided: 18/18

Site Plan

The site was developed in 1978 as a self-service vehicle wash facility. The existing vehicle wash facility consists of 2 structures, the vehicle wash building, and a shade structure located over the vacuum equipment. This request is to convert the existing vehicle wash building into a tire sales and installation facility. No changes are proposed to the existing shade canopy. The vehicle wash building is located on the central portion of the parcel set back 103 feet from the west (rear) property line, 64 feet from the east (front) property line, 7.5 feet from the north (side) property line, and 12 feet from the south (side) property line. The shade canopy is located approximately 59 feet west of the vehicle wash building, set back approximately 20 feet from the west property line, 35 feet from the north property line, and 15 feet from the south property line. The site has shared access with the existing convenience store to the north. Access to this site and the convenience store to the north is provided by existing driveways from Nellis Boulevard and Vegas Valley Drive. The only changes that are proposed to the site layout is for parking in conjunction with the tire sales and installation facility. Parking for the proposed facility is located to the east of the building along Nellis Boulevard and along portions of the south property line. The plan depicts a trash enclosure located on the northwestern portion of the property adjacent to the western property line. The adjacent parcel to the west has been approved for a multiple family residential development. The plan is depicting an 8 foot high block wall along the western property line.

Landscaping

There is an existing 3 foot wide landscape area located along the front property line adjacent to Nellis Boulevard that was approved by WS-1347-00 in October 2000 by the Planning Commission. The site is being modified to add parking along the south property line and along Nellis Boulevard. Landscape fingers are being added in the parking area. The plans depict 8

parking spaces located along Nellis Boulevard. In the center of these 8 parking spaces a landscape diamond is being added to allow for a tree where a landscape finger is required. All of the landscape areas will consist of trees, shrubs, and groundcover and the required number of trees per the number of parking spaces is being provided on the site.

Elevations

No changes are proposed to the existing shade canopy. The existing shade canopy is 1 story and approximately 21 feet in height with a flat roof supported by 5 metal posts.

The existing vehicle wash building is 1 story with a maximum height of 21 feet. The building has a flat roof and is divided into 8 wash bays that are on the east and west sides. Block walls on the north and south sides of the building and between the wash bays support the roof. The plans show the east and west sides of the wash bays will be enclosed. The central portion of the building is being converted into an office. The west side of the building will have 2 roll-up overhead doors located on the northern and central portions of the building. The plans also show 6 pedestrian doors on the west side of the building for access to the service bay, office, storage areas, and mechanical equipment room. The plans show 7 roll-up overhead doors on the east (front) side of the building. The office will have an aluminum and glass store front system. The exterior walls of the building will have a stucco finish painted in earth tone colors.

Floor Plans

The existing vehicle wash building has an area of 4,324 square feet and is divided into 8 wash bays. The area of the building footprint will remain the same. The plan shows that the building will be divided into a 321 square foot office, 2 restrooms, a 174 square foot mechanical equipment room, a 781 square foot storage room, and 6 service bays that are between 321 square feet to 781 square feet in area.

Signage

Signage is not a part of this request.

Applicant’s Justification

The applicant indicates that the proposed project is a redevelopment of an existing site that is unsightly. The redevelopment of this site will improve the appearance of the community and allow for a new business with additional employment opportunities. The design of the existing building and site layout makes it impossible to remodel the building and not have roll-up overhead doors face the right-of-way.

Prior Land Use Requests

Application Number	Request	Action	Date
DR-1534-01	Relocation of an existing smog check facility in conjunction with a car wash	Approved by PC	January 2002
WS-1347-00	Eliminated landscaping requirements and permit a smog check station	Approved by PC	October 2000
ZC-1082-00	Reclassified the site from C-3 zoning under Title 29 to C-2 zoning to implement Title 30	Approved by BCC	September 2000

Surrounding Land Use

	Planned land Use Category	Zoning District	Existing Land Use
North	Commercial General	C-1	Convenience store
South	Commercial General	C-2	Mini-warehouse facility
East	Commercial General	C-2 & R-4	Convenience store with gasoline sales & multiple family residential
West	Commercial General	R-4	Undeveloped

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

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.

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.

Use Permits, Waivers of Development Standards, & Design Reviews

Tire sales and installation is listed as a special use in the C-2 zone allowed with specific conditions to mitigate the impacts of the use on adjacent developments. As part of the use permit public hearing process these conditions can be modified if it can be shown that the proposed facility will not have an undue adverse effect on the adjacent developments. The proposed facility is approximately 190 feet away from the closest existing residential development, which is a multiple family residential to the east across Nellis Boulevard. However, the adjacent parcel to the west was approved for a multiple family residential development in April 2020. The proposed facility will only be approximately 103 feet from the approved project to the west. The plans do not depict any mitigating factors to reduce the impacts of this project on the future tenants to the west. The proposed 8 foot high wall along the western property line would provide some mitigation. However, without landscaping and roll-up overhead doors facing to the west, the wall by itself is not enough to mitigate the impacts of the reduced setback of the proposed facility on the approved multiple family residential development. Staff finds the site large enough that the trash enclosure could be placed at a location on-site that would comply with the required setbacks. Additionally, staff finds that the applicant has not provided sufficient evidence to justify the requested use permits and waivers of development standards; therefore,

staff finds the proposed use will have an undue adverse effect on existing and approved developments in this area, is not an appropriate use at this location, and does not support the use permits or waivers of development standards. Since staff does not support the required use permits and waivers of development standard needed for the proposed facility, staff cannot support the design reviews for the facility.

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:

- Reestablish landscaping material within the existing landscape area along Nellis Boulevard;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that no work may be done outside, or under the canopy; outside storage, including under the canopy is not permitted; 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 that if any existing plumbing fixtures are modified in the future, then additional capacity and connection fees will need to be addressed.

TAB/CAC: Sunrise Manor - approval (per revised plans).

APPROVALS:

PROTESTS:

APPLICANT: AMIGO REALTY CORP

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