

11/02/21 PC AGENDA SHEET

VEHICLE REPAIR/MAINTENANCE  
(TITLE 30)

TROPICANA AVE/SPENCER ST

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**UC-21-0498-AUTO HOUSE, LLC:**

**USE PERMITS** for the following: **1)** reduced separation of a proposed vehicle repair facility; and **2)** reduced separation of a proposed vehicle maintenance facility in conjunction with an existing commercial building on 1.0 acre in a C-2 (General Commercial) Zone within the Midtown Maryland Parkway Overlay District.

Generally located on the north side of Tropicana Avenue, 590 feet west of Spencer Street within Paradise. JG/jor/jd (For possible action)

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RELATED INFORMATION:

**APN:**

162-23-418-013

**USE PERMITS:**

1. Reduce the separation of a proposed vehicle repair facility from a residential use to 80 feet where 200 feet is required per Table 30.44-1 (a 60% decrease).
2. Reduce the separation of a proposed vehicle maintenance facility from a residential use to 80 feet where 200 feet is required per Table 30.44-1 (a 60% decrease).

**LAND USE PLAN:**

WINCHESTER/PARADISE - COMMERCIAL GENERAL

**BACKGROUND:**

**Project Description**

General Summary

- Site Address: 1610 E. Tropicana Avenue
- Site Acreage: 1
- Project Type: Vehicle repair and maintenance facility
- Number of Stories: 1
- Building Height (feet): 20
- Square Feet: 8,622
- Parking Required/Provided: 32/56

Site Plan

The site plan depicts an existing commercial building located in the center of the subject parcel. Access is located via existing driveways along the south property line (adjacent to Tropicana

Avenue). Parking is located along the south, east, and north property lines and along the south facing elevation of the existing commercial building. Thirty-two parking spaces are required where 56 parking spaces are provided. Cross-access to the previously approved vehicle wash business on the parcel to the east will remain. The nearest residential use is located to the north, approximately 80 feet away from the proposed facility. Title 30 requires a 200 foot separation between a residential use and any vehicle repair and vehicle maintenance facility. The applicant is requesting to reduce the separation to 80 feet. The applicant's intent is to renovate the interior of the building so that the facility can properly operate as a vehicle maintenance/repair and vehicle sales facility. Since the building area will not be increased and no significant changes are proposed on the subject parcel, the site is not required to comply with Part P of the Midtown Maryland Parkway Overlay District per Chapter 30.48. Lastly, the driveway on the southeast corner is shared with the previously approved vehicle wash business on the parcel to the east. This driveway will be reconstructed to meet the uniform standard drawing for commercial driveways, and a waiver of development standards for the driveway throat depth was approved with UC-19-0676.

#### Landscaping

There is an existing landscape planter along the south property line and landscape finger islands along the south facing elevation of the building. Since there are only 2 trees on-site in addition to decorative rocks, staff is recommending enhancing the landscape planters and adding additional trees and shrubs to the existing landscape planters and finger islands.

#### Elevations

The existing building has an overall height of 20 feet and consists of exterior materials of tan, beige, and white CMU block walls. Ingress and egress doors are located along the south facing elevation, and bay doors are located on the north facing elevation which face a 20 foot wide alley along the subject parcel's north property line. By Title 30 definition, an alley is not a street; therefore, the bay doors do not need to be screened as required per Table 30.44-1.

#### Floor Plans

The floor plans include the following areas: restrooms, 2 service bays, service area, and a vehicle sales area.

#### Signage

Signage is not a part of this request.

#### Applicant's Justification

Per the applicant's justification, the area is rapidly growing and changing, and there are no privately and locally owned vehicle service centers in the immediate area. The vehicle service business will greatly improve the local area and stimulate the local economy via new jobs. The plan is to clean up the site and be proactive in maintaining it. Business hours will be Monday through Saturday from 9:00 a.m. to 7:00 p.m.

**Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
UC-19-0676	Reduced setback and open space requirement for a vehicle wash facility; waiver for reduced throat depth (parcel to the east)	Approved by BCC	October 2019
UC-0293-09	Allowed a museum (Pinball Museum) in conjunction with an arcade - expired	Approved by PC	June 2009
UC-0975-03	Allowed vehicle repair and waivers for reduced parking and waived the trash enclosure design standards - expired	Approved by PC	September 2003
UC-2127-96 (ET-0252-02)	Second extension of time to allow live entertainment and outside dining and drinking area - expired	Approved by PC	September 2002
UC-2127-96 (ET-0074-97)	First extension of time to allow live entertainment and outside dining and drinking area - expired	Approved by PC	August 1997
UC-2127-96	Allowed live entertainment (night club, bands, disc jockey) and an outside dining and drinking area in conjunction with an existing restaurant and bar - expired	Approved by PC	February 1997
ZC-0035-94	Reclassified the site from R-2 zoning to C-2 zoning for a retail building	Approved by BCC	February 1994

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District</b>	<b>Existing Land Use</b>
North	Residential High (from 8 to 18 du/ac)	R-3 & R-4	Multiple family and duplex development
South	Commercial General	R-2 & C-1	Undeveloped
East	Commercial General	C-2	Vehicle wash (permits in process)
West	Commercial General	C-2	Retail building

**STANDARDS FOR APPROVAL:**

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

**Analysis**

**Current Planning**

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.

Staff does not object to the applicants request to reduce the separation to 80 feet for a proposed vehicle maintenance and repair facility. Staff finds that there is a 20 foot wide alley to the north, an existing block wall with wrought iron fencing on top along the north property line, and the existing rear parking area which creates a physical and visual buffer between the commercial

building and the residential use to the north. The proposed facility is consistent with the vehicle wash establishment that was previously approved on the parcel to the east. Staff supports both use permits with the recommendation that additional landscaping to be added within the existing landscape finger islands and landscape planter on the southern half of the subject parcel.

### **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**

- 2 large trees and shrubs to be planted within the landscape planter along the south property line, and 1 large tree within the landscape finger islands on the south facing elevation of the building;
- 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.

#### **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:** Paradise - approval (subject to 2 years to review).

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** MENA BOKTOR

**CONTACT:** MENA BOKTOR, BOKTOR MOTORS, 2690 E. SUNSET RD, LAS VEGAS, NV 89120