

VEHICLE MAINTENANCE/REPAIR/PAINT & BODY SHOP
(TITLE 30)

PECOS RD/ALTO AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-21-0534-DIAMOND ALTO, LLC:

ZONE CHANGE to reclassify 2.2 acres from an R-E (Rural Estates Residential) (AE-65 & AE-70) Zone to an M-D (Designed Manufacturing) (AE-65 & AE-70) Zone.

USE PERMITS for the following: **1)** vehicle paint/body shop; **2)** reduce separation from a vehicle repair facility to a residential use; and **3)** reduce the separation from a vehicle maintenance facility to a residential use.

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** allow vehicle paint/body shop not accessory to vehicle sales; **2)** reduce separation from a vehicle paint/body shop to a residential use; **3)** reduce setbacks; **4)** reduce parking lot landscaping; and **5)** alternative driveway geometrics.

DESIGN REVIEW for office/warehouse buildings.

Generally located on the east side of Pecos Road and the north side of Alto Avenue within Sunrise Manor (description on file). WM/jt/jd (For possible action)

RELATED INFORMATION:

APN:

140-18-203-006

USE PERMITS:

1. Vehicle paint/body shop.
2. Reduce the separation of a vehicle repair facility to a residential use to 56 feet where 200 feet is the minimum per Table 30.44-1 (a 72% reduction).
3. Reduce the separation of a vehicle maintenance facility to a residential use to 56 feet where 200 feet is the minimum per Table 30.44-1 (a 72% reduction).

WAIVERS OF DEVELOPMENT STANDARDS:

1. Allow vehicle paint/body shop not accessory to vehicle sales where required per Table 30.44-1.
2. Reduce the separation of a vehicle paint/body shop to a residential use to 56 feet where 200 feet is the minimum per Table 30.44-1 (a 72% reduction).
3. Reduce the front setback to 16 feet where 20 feet is the minimum per Table 30.40-5 (a 20% reduction).
4. Reduce parking lot landscape fingers where parking lot landscape fingers are required at the ends of all parking rows per Figure 30.64-14.

5. a. Reduce the departure distance for the Pecos Road driveway to 44 feet where 190 feet is the minimum per Uniform Standard Drawing 222.1 (a 77% reduction).
- b. Reduce the departure distance for the Alto Avenue driveway to 76 feet where 190 feet is the minimum per Uniform Standard Drawing 222.1 (a 60% reduction).

LAND USE PLAN:

SUNRISE MANOR - BUSINESS AND DESIGN/RESEARCH PARK

BACKGROUND:

Project Description

General Summary

- Site Address: 2808 N. Pecos Road
- Site Acreage: 2.2
- Project Type: Office/warehouse buildings with vehicle paint/body shop, repair, and maintenance
- Number of Stories: 1
- Building Height (feet): 26
- Square Feet: 17,330
- Parking Required/Provided: 96/96

Overview

A similar application (ZC-19-0313) for a vehicle paint/body shop, repair, and maintenance was submitted in 2019; however, that application was held indefinitely and then it expired. This application is a similar request with minor changes to the site layout and driveway entrances. Since the site is abutting property within the City of North Las Vegas across Pecos Road to the west, the project is a Project of Regional Significance.

Site Plans

The plans depict 3 office/warehouse buildings along the southern portion of the site. The western 2 buildings are both set back 18 feet from the south property line and 73 feet from the north property line. The westernmost building is also set back 64 feet from the western property line along Pecos Road. Along the east side of the site, the easternmost building is set back 16 feet from the south property line along Alto Avenue, 56 feet from the north property line, which is adjacent to the residential development, and 60 feet from the eastern property line along Clifford Street.

Access to the site is provided by an entrance only driveway on Pecos Road and a driveway on Alto Avenue. A waiver of development standards is necessary to reduce the departure distance for both driveways. Parking spaces are located on the north side of the site and on the east and west sides of the buildings. Trash enclosures are located on the north sides of the buildings, and the trash enclosures are all set back at least 50 feet from the residential development to the north.

Landscaping

The plans depict a 16 foot to 18 foot wide landscape area adjacent to an existing attached sidewalk along Alto Avenue, a 15 foot wide landscape area adjacent to an existing attached

sidewalk along Pecos Road, and a 6 foot wide landscape area adjacent to a proposed attached sidewalk along Clifford Street. There is a 9 foot wide landscape area with a 10 foot high wall (8 foot wall with 2 feet of wrought iron) along the northern property line adjacent to existing residential use with a double row of trees. Interior parking lot trees are distributed throughout the site. Parking lot landscaping mostly complies with Figure 30.64-14; however, some parking rows between the buildings and on the north sides of the buildings do not have landscape fingers at the ends of each row of parking spaces.

Elevations

The buildings are single story, 26 foot high with parapet walls around the roofline. The facade of the buildings includes CMU split-faced block, metal awnings, aluminum storefront windows and doors, and roll-up doors on the east and west sides of the buildings.

Floor Plans

There are 3 buildings with a total area of 17,330. Two of the buildings are divided into 2 tenant spaces, which create a total of 5 tenant spaces on the site. Each tenant space consists of an office area, restroom, and warehouse area.

Signage

Signage is not a part of this request.

Applicant’s Justification

The applicant indicates the requested zoning conforms to the Sunrise Manor Land Use Plan. Although the properties to the north are developed for residential uses, they are designated Business and Design/Research Park in the Sunrise Manor Land Use Plan. The requested zoning, use permits, waivers of development standards, and design review are appropriate because the request is compatible with the land use designation, the AE-65 and AE-70 overlay, and the proposed development in the area.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-19-0313	Reclassified the site to M-D zoning for vehicle maintenance, repair, and paint & body shop - expired	N/A	N/A

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Business and Design/Research Park	R-E & R-3	Single family residential & multiple family residential
South	Residential Suburban (up to 8 du/ac)	R-1	Single family residential
East	Business and Design/Research Park	R-1	Single family residential
West	City of North Las Vegas	City of North Las Vegas	Broad Acres Swap Meet

Clark County Public Response Office (CCPRO)

No current violations on the site; however, there were numerous previous cases regarding trash, debris, illegal dumping, and vagrant camps.

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Zone Change

This conforming zone boundary request conforms to the Sunrise Manor Land Use Plan, which designates this site as Business and Design/Research Park. A commercial development is located across Pecos Road to the west; however, residential zoning surrounds the site on the north, east, and south. Therefore, although M-D zoning conforms with the planned land use designation and staff can support the zoning, any development on the site would need to be compatible with the surrounding single family residences.

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 uses requested with this application are generally some of the more intense uses allowed in an M-D zone. Vehicle paint and body shop is a discretionary use in the M-D zone, and vehicle maintenance and repair both require a minimum separation from residential developments. The discretionary review and separation requirements are intended to review the use and help mitigate potential negative impacts on adjacent residences such as aesthetics, noise, odor, and traffic. Staff finds that these requested uses are too intense for this site, which is mostly surrounded by residential developments. These uses could generate substantial and undue adverse effects on the surrounding residential properties. As a result, staff cannot support the use permits.

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.

Waiver of Development Standards #1

Vehicle paint/body shops are only allowed as an accessory use to vehicle sales in an M-D zone. This requirement recognizes that standalone vehicle paint/body shops can create substantial noise and odor impacts, and those impacts are reduced if the primary use of the site is vehicle

sales and the paint/body shop is only intended as an accessory use. Since this site is mostly surrounded by residential developments, staff cannot support a vehicle paint/body shop that is not accessory to vehicle sales. This will help prevent negative impacts to the existing residential developments.

Waiver of Development Standards #2

Although the reduced separation from vehicle paint/body shop to residential uses to the north will be partially mitigated by the 10 foot high wall along the property line and an intense landscape buffer, sound and odors could still negatively impact the existing residents. Also, the easternmost office/warehouse building includes overhead roll-up doors that face east towards single family residents across Clifford Street. Although, the minimum separation to the residential properties to the south is not required since Alto Avenue is a collector street, the vehicle paint/body shop could also negatively impact the existing residents on the south side of Alto Avenue. The site is surrounded by residential developments to the north, east, and south, and as a result, staff cannot support this waiver of development standards.

Waiver of Development Standards #3

Minimum street setbacks are necessary to create continuity along the streetscape and maintain visual aesthetics. The site is designed with large austere walls and blank building facades and reducing the front setback will amplify the visual bulk of the development, which is not harmonious with the surrounding residence. As a result, staff cannot support the reduced front setback.

Waiver of Development Standards #4

Most of the parking lot landscaping meets the minimum standards. However, the layout of the parking lot includes smaller rows of parking spaces without landscape fingers at the ends of the rows. Parking lot landscape fingers are necessary to define the boundary of parking spaces and to create an opportunity for trees to shade the parking spaces. Given the automotive nature of the proposed businesses, vehicles could be haphazardly stored in the parking lot. The parking lot landscape fingers will limit the area from being used for vehicle storage. Also, trees help lower the urban heat island effect, which is especially prevalent in parking areas. Therefore, staff cannot support the request.

Design Review

Staff finds that the proposed office/warehouse buildings are not compatible with existing uses in the surrounding area, and the design conflicts with Urban Specific Policy 99 of the Comprehensive Master Plan. Urban Specific Policy 99 encourages Business Design/Research Park developments that are complementary with abutting uses through site planning and building design. Here, the plans are decreasing the separation for intense vehicle uses to the surrounding residential developments. Also, the reduced front setback and reduced parking lot landscaping will further amplify the potential negative impacts. The visual bulk and lack of articulation on the buildings is out of character with the residential area. Lastly, the perimeter wall and buildings will create a blank façade that could encourage graffiti. Staff cannot support the design review; however, if this application is approved, staff recommends a condition to apply a graffiti resistant coating to the perimeter walls.

Public Works - Development Review

Waiver of Development Standards #5a

Staff cannot support the request to reduce the distance from the intersection to the driveway on Pecos Road. Pecos Road is an arterial street with a high volume of traffic and therefore, it is important for public safety that any driveway comply with standards, and where compliance is not possible due to the dimensions of the lot, alternate driveway locations be considered.

Waiver of Development Standards #5b

Staff cannot support the reduction in the distance from the intersection to the commercial driveway on Alto Avenue since the frontage of the site will allow the driveway to comply with the minimum standard per Uniform Standard Drawing 222.1.

Staff Recommendation

Approval of the zone change; denial of the use permits, waivers of development standards, and design review.

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:

- Resolution of intent to complete in 3 years;
- Work with the Las Vegas Metropolitan Police Department for the installation of security cameras and surveillance operation;
- Apply and maintain a graffiti resistant clear coating to the perimeter walls and building facades that face Pecos Road, Alto Avenue, and Clifford Street;
- 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; and that 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.

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 30 feet for Clifford Street.

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; and that fire/emergency access must comply with the Fire Code.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0378-2021 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC: Sunrise Manor - denial.

APPROVALS:

PROTESTS:

APPLICANT: DIAMOND ALTO

CONTACT: DC PETERSEN PROFESSIONAL CONSULTANTS, LLC, 5052 S. JONES BLVD., SUITE 110, LAS VEGAS, NV 89118