PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
UC-19-0324-AYERS RONALD & PATRICIA FAMILY TRUST & AYERS RONALD C & PATRICIA ANN TRS:

USE PERMIT to allow a towing service on 2.4 acres in an M-D (Designed Manufacturing) (AE-70) Zone.
WAIVER OF DEVELOPMENT STANDARDS to allow alternative screening/landscaping.
DESIGN REVIEW for the conversion of an existing single family residence to a towing service facility.

Generally located on the east side of Lincoln Road, approximately 133 feet north of Cartier Avenue within Sunrise Manor. LW/nr/ja (For possible action)

RELATED INFORMATION:

APN:
140-18-701-019

WAIVER OF DEVELOPMENT STANDARDS:
1. a. Allow no landscaping adjacent to a less intensive residential use where landscaping per Figure 30.64-11 is required.
   b. Waive interior parking lot trees where landscaping is required per Figure 30.64-14.

LAND USE PLAN:
SUNRISE MANOR - BUSINESS AND DESIGN/RESEARCH PARK

BACKGROUND:
Project Description
General Summary
• Site Address: 2624 Lincoln Road
• Site Acreage: 2.4
• Project Type: Towing service
• Number of Stories: 1
• Building Height (feet): Up to 13 feet, 2 inches
• Square Feet: 3,702 (office building)
• Parking Required/Provided: 14/16
Site Plans
The plans show an existing 1,300 square foot single family residence with an approximate 624 square foot storage addition to be converted to a towing business. The existing single family residence is 72 feet from the front property line, 14 feet from the north property line, and 100 feet from the south property line. Additionally, a separate 1,200 square foot building is located 6 feet 10 inches behind the existing single family residence for an overall 3,124 square foot office building. A fabric canopy connects the 2 buildings to create a breezeway. A 50,000 square foot paved area will contain 16 parking spaces. A new 6 foot high block wall is proposed on the south and east property lines, along with a 6 foot block wall 40 feet off of the western property line with a 25 foot wide sliding gate for controlled access to the office and rear portion of the property. A 6 foot block wall is existing on the north property line. A trash enclosure will be located near the north property line within the front paved area.

Landscaping
The plan depicts a landscape area on the west side of the property with existing large rocks for separation and 2 new 15 gallon drought tolerant trees. Pictures provided show existing landscaping of about 6 medium to large trees on the west property line.

Elevations
The plan depicts one approximate 13 foot, 7 inch building and one 10 foot, 4 inch building. The buildings are constructed of stucco with asphalt shingle roofing. A fabric canopy connects the roof of the 2 buildings to create a breezeway. A wrought iron gate closes off each side of the breezeway.

Floor Plans
The floor plans show office space, storage areas, kitchen, and restrooms.

Signage
Signage is not a part of this request.

Applicant’s Justification
The applicant indicates that the requested zoning conforms to the land use plan and the proposed use permit for a towing service that will allow a less intense use than the place of worship previously approved on the site. The proposed block wall along the southern edge of the property will provide a buffer to the existing residential to the south. The applicant also indicates that the existing trees on the adjacent parcel to the south will provide additional screening of the proposed towing service. Changes have been made to this proposal based on the staff comments from the last application and less waivers are being requested with this application.

Prior Land Use Requests

<table>
<thead>
<tr>
<th>Application Number</th>
<th>Request</th>
<th>Action</th>
<th>Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>ZC-0783-17</td>
<td>Reclassified 2.5 acres from R-E to M-D zoning</td>
<td>Approved by BCC</td>
<td>December 2017</td>
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<thead>
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<th>Application Number</th>
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<tbody>
<tr>
<td>UC-0250-16</td>
<td>Place of worship with several waivers of development standards</td>
<td>Withdrawn</td>
<td>July 2016</td>
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<tr>
<td>ET-0209-06 (UC-0713-05)</td>
<td>First extension of time to convert existing single family residence to a place of worship – expired</td>
<td>Approved by PC</td>
<td>August 2006</td>
</tr>
<tr>
<td>UC-0713-05</td>
<td>Convert an existing single family residence into a place of worship</td>
<td>Approved by PC</td>
<td>July 2005</td>
</tr>
<tr>
<td>UC-1163-03</td>
<td>Modular building (denied) waiver of conditions for full off-sites</td>
<td>Approved by BCC</td>
<td>November 2003</td>
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<tr>
<td>UC-0618-03</td>
<td>Convert an existing single family residence to a place of worship</td>
<td>Approved by PC</td>
<td>May 2003</td>
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Surrounding Land Use

<table>
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<tr>
<th>Planned Land Use Category</th>
<th>Zoning District</th>
<th>Existing Land Use</th>
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<tr>
<td>North</td>
<td>M-D</td>
<td>Developed distribution center</td>
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<tr>
<td>South</td>
<td>R-E</td>
<td>Single family residence</td>
</tr>
<tr>
<td>East</td>
<td>R-E</td>
<td>Undeveloped</td>
</tr>
<tr>
<td>West</td>
<td>R-2</td>
<td>Undeveloped</td>
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STANDARDS FOR APPROVAL:
The applicant shall demonstrate that the proposed request meets the goals and purposes of Title 30.

Analysis
Current Planning
Use Permit
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. A towing service with its corresponding limited outside storage of operable vehicles is a special use in an M-D zoning district. Staff finds that the proposed use is less intensive than the existing distribution center to the north of the subject property; however, since staff cannot support the corresponding waiver of development standards and design review, staff cannot support this request.

Waiver 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.
Staff cannot support a waiver of development standards to reduce landscaping adjacent to a less intensive use. Although the applicant indicates that there is mature landscaping on the residential property to the south, Code requires buffering and screening to be located on the site of the more intensive use. Staff finds that landscaping should meet Title 30 requirements.

Design Review
Approval of the design review is contingent upon the approval of the use permit and waivers of development standards. The waiver of landscaping requirements would provide more of a buffer to the surrounding area and would provide a more cohesive design of the site; however, since staff does not support the waiver of development standards, staff cannot support this request.

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:
- Work with the Las Vegas Metropolitan Police Department for the installation of security cameras and surveillance operation;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that 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
- Drainage study and compliance;
- Full off-site improvements.
- Applicant is advised that the driveways meet the minimum dimensions and designs in the Uniform Standard Drawings, including, but not limited to, departure distance and width.

Building Department - Fire Prevention
- No comment.

Southern Nevada Health District (SNHD) - Septic
- Applicant is advised to schedule an appointment with the SNHD Environmental Health Division at (702) 759-0660 to obtain written approval for a Tenant Improvement, so that
SNHD may review the impact of the proposed use on the existing Individual Sewage Disposal (Septic) System.

**Clark County Water Reclamation District (CCWRD)**
- Applicant is advised that this property is currently serviced by a septic system with regard to sewage disposal; that this system falls under the jurisdiction of the Southern Nevada Health District; that this property is within 400 feet of public sanitary sewer; and to connect to the public system, a Point of Connection request must be submitted to the CCWRD as shown on the CCWRD website.

**TAB/CAC:** Sunrise Manor - denial.
**APPROVALS:**
**PROTESTS:**

**APPLICANT:** RONALD & PATRICIA AYERS FAMILY TRUST
**CONTACT:** RON AYERS, P.O. BOX 81260, LAS VEGAS, NV 89180