PUBLIC HEARING
APPL. NUMBER/OWNER/DESCRIPTION OF REQUEST
UC-0210-13 – WHL PROPERTY, LLC:

**USE PERMITS** for the following: 1) vehicle (automobile) repair; and 2) tire sales and installation in conjunction with vehicle sales.

**WAIVER OF DEVELOPMENT STANDARDS** to reduce the setback from a repair and tire sales and installation building to residential development.

**DESIGN REVIEW** for a vehicle repair, and tire sales and installation facility in conjunction with a vehicle sales facility on 0.9 acres in a C-2 (General Commercial) Zone.

Generally located on the south side of Spring Mountain Road, 315 feet east of Duneville Street within Spring Valley. SB/mk/ml (For possible action)

RELATED INFORMATION:

**APN:**
163-13-203-003

**WAIVER OF DEVELOPMENT STANDARDS:**
Reduce the setback from a repair and tire sales and installation building to residential development to 97 feet where 200 feet is the standard (a 51.5% reduction).

**LAND USE PLAN:**
SPRING VALLEY - COMMERCIAL GENERAL

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Acreage: 0.9
- Project Type: Vehicle sales, repair, and tire sales and installation
- Number of Stories: 1
- Building Height: 17 feet
- Square Feet: 6,940
- Parking Required/Provided: 32/33

**Site Plan**

This is a request to allow a vehicle sales, repair, and tire sales and installation business within an existing commercial building at the subject site. The applicant is also requesting to waive the setback requirement for vehicle repair and tire sales and installation facility from a residential development located on the south side of the site. There is an existing CMU wall on the east,
west and south sides of the property. The plans show 33 parking spaces required and provided on the west and south sides of the building. The plans also show auto display areas on the north side of the building and along the west property line where cars will be stacked in 2 rows. Access to the site is provided by an existing commercial driveway along Spring Mountain Road.

Landscaping
The plans show a 10 foot wide intense landscape area with 2 rows of trees on the south side adjacent to residential development. There is also a 3 foot wide existing and proposed landscaping along the west property line. The applicant is also installing additional trees and shrubs to the existing landscape strip along Spring Mountain Road.

Elevations
The plans show an existing 12 foot high concrete building with a flat roof and parapet wall. A portion of the building height is being increased to 16.5 feet to match the height of the repair garage portion of the building. The 4.5 foot high addition of a parapet wall architecturally improves the building. The existing columns will be wrapped with stone veneer, and all existing doors will be replaced with new store front windows. The existing window on the west elevation will be replaced with a new 5 foot wide door. Exterior wall colors for the building will be Desert Tan and Autumn Gold. A 7.5 foot high proposed trash enclosure with overhead trellis is located on the southeast side of the building. The trash enclosure will be painted with colors to match the main building. The existing 5 foot high wrought iron gate is being relocated from the front of the property along Spring Mountain Road to the interior of the site.

Floor Plans
The 6,940 square foot building consists of 3,790 square feet of auto sales division, which includes sales offices, conference room, employee break room, lobby area, and restroom. The remaining 3,150 square feet will be for the auto repair division.

Signage
There is an existing freestanding sign along Spring Mountain Road that will be improved.

Applicant’s Justification
The applicant states this is a request for vehicle repair, maintenance, and tire sales and installation with a separation of less than 200 feet from a residential development. This application includes a design review to remodel the exterior of the existing building. The applicant states that the property was previously approved for a minor auto body shop (UC-0719-06) and tire sales and installation with a reduction of 200 feet residential separation (UC-1086-06). The building is presently abandoned and an eyesore.

Prior Land Use Requests

<table>
<thead>
<tr>
<th>Application Number</th>
<th>Request</th>
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<tr>
<td>UC-1086-06</td>
<td>Tire sales and installation in conjunction with an approved minor auto body shop - expired</td>
<td>Approved by PC</td>
<td>October 2006</td>
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<tr>
<td>UC-0719-06</td>
<td>Minor auto body shop - expired</td>
<td>Approved by PC</td>
<td>June 2006</td>
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Surrounding Land Use

<table>
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<th>Planned Land Use Category</th>
<th>Zoning District</th>
<th>Existing Land Use</th>
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<tr>
<td>North &amp; West</td>
<td>Commercial General</td>
<td>C-1 &amp; C-2</td>
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<td>South</td>
<td>Residential Suburban (up to 8 du/ac)</td>
<td>R-1</td>
</tr>
<tr>
<td>East</td>
<td>Commercial General</td>
<td>C-1</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 and Waiver of Development Standards
The vehicle repair and tire sales and installation are permitted in the C-2 zoning subject to the approval of a 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 Plan. One of several criteria the applicant must establish is 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 subject site operated as a minor body and paint shop and tire sales and installation facility with no known negative impacts to the surrounding area before moving out because of the downturn of the economy. The site has been vacant for a while. This request is to revitalize the site and re-establish as a vehicle sales, repair, and tire sales and installation facility. Staff finds that the applicant is providing a 10 foot wide landscape buffer along the south property line, which complies with Policy 7.5 of the Spring Valley Land Use Plan that encourages through site planning ensuring appropriate buffers and setback are considered and integrated into commercial development. Additionally, the proposed business will be conducted inside the building; therefore, staff does not anticipate negative impacts to the adjacent homes on the south side of the site.

Design Review
Staff finds that by re-establishing the previously approved use, the improvements to the building and site in general will enhance and add value to the site and adjacent properties. The applicant is re-establishing the dead landscaping, adding architectural elements and repainting the building; therefore, complying with Goal 11 of the land use plan that encourages enhanced building design and architecture for retail commercial uses. Therefore, staff can support this request.

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 Plan, Title 30, and/or the Nevada Revised Statutes.
PRELIMINARY STAFF CONDITIONS:

Current Planning
- Landscaping per plans on file;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that any change in circumstances or regulations may be justification for the denial of an extension of time; and that this application must commence within 2 years of approval date or it will expire.

Public Works – Development Review
- No comment.

Southern Nevada Health District (SNHD) – Septic
- Applicant is advised there is an active commercial septic system located on the property; this septic system must be abandoned per Section 17 of the SNHD ISDS Regulations; the septic system is currently being driven over, which is a violation of the SNHD ISDS Regulations; since municipal sewer is available within 400 feet to the nearest property line, applicant must connect to the CCWRD municipal sewer; and that if there are any questions, please call the SNHD Septic System Program at 759-0660.

Clark County Water Reclamation District (CCWRD)
- Applicant is advised that existing sewer is located within 400 feet of the parcel; and that the time of development CCWRD requires submittal of civil improvement plans and estimated wastewater flow rates to determine sewer point of connection.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: Autobahn Automotive, Inc.
CONTACT: John Vornsand, AICP, 62 Swan Circle, Henderson, NV 89074