



Planning Commission Agenda Item

Date: December 09, 2020
Item No: 21.

TO: Planning Commission

FROM: Marc Jordan, Director Land Development & Community Services
Prepared By: Amy Michaels

SUBJECT: SUP-41-2020 ALDANA TIRES AND AUTO REPAIR (Public Hearing).
Applicant: Victor M. Aldana. Request: A special use permit in an C-1 (Neighborhood Commercial District) to allow a vehicle, boat and RV service facility. Location: 2515 West Craig Road.

RECOMMENDATION: APPROVAL WITH CONDITIONS

PROJECT DESCRIPTION: (APN 139-05-716-004)

The applicant is requesting a special use permit to allow a vehicle, boat and RV service facility located at 2515 West Craig Road. The hours of operation will be Monday through Saturday 7 a.m. to 9 p.m. and Sunday 10 a.m. to 6 p.m. The site is zoned C-1, Neighborhood Commercial District and the Comprehensive Plan Land Use designation of Mixed-Use Commercial.

BACKGROUND INFORMATION:

Previous Action
N/A

RELATED APPLICATIONS:

Application #	Application Request
N/A	

GENERAL INFORMATION:

	Land Use	Zoning	Existing Use
Subject Property	Mixed Use Commercial	C-1, Neighborhood Commercial District	Commercial
North	Mixed Use Commercial	C-2, General Commercial District	Undeveloped
South	Mixed Use Commercial	C-1, Neighborhood Commercial District	Marijuana Cultivation
East	Mixed-Use Commercial	C-1, Neighborhood Commercial	Commercial
West	Mixed-Use Commercial	C-1, Neighborhood Commercial District	Commercial

DEPARTMENT COMMENTS:

Department	Comments
Public Works:	No Comment.
Police:	No Comment.
Fire:	No Comment.
Clark County School District	No Comment.
Clark County Department of Aviation:	No Comment.

ANALYSIS

The applicant is requesting a special use permit to allow a vehicle, boat and RV service facility (vehicle service and tire sales facility). The subject site is located at 2515 Craig Road and is zoned C-1, Neighborhood Commercial District. The applicant is proposing a vehicle service facility which will include the following services: oil changes; air conditioning services; transmission services; tire sales and mounting; brake services; radiator services, etc. All services will be conducted within the building including storage of vehicles. According to the applicant there will not be any outdoor vehicle storage. The hours of operation will be Monday through Saturday 7:00 a.m. to 9:00 p.m. and Sunday from 10:00 a.m. to 6:00 p.m.

The required parking for a vehicle service facility with 3,748 square feet of area is eleven (11) parking spaces per code requirements. The submitted site plan indicates there are approximately forty (40) parking spaces located onsite for the building. Sufficient parking is provided and the site is in compliance with the required parking.

The perimeter landscaping area includes a five (5) foot sidewalk that is located at the back of the curb with a 20 foot landscaped area adjacent to Craig Road and is in compliance with the required landscaping. The existing perimeter landscaping includes shrubs, landscape rock and groundcover. There is six (6) feet of foundation landscaping with shrubs on site and parking island areas with landscaping within the parking lot. The site appears to be in compliance with landscaping requirements per code.

The proposed use will occupy an entire building within an existing commercial development. The building was built in 2006 and complied with all commercial design standards at that time. The elevation photo submitted indicates a concrete tilt up building painted beige and tan with stone columns. The building also has three (3) roll up doors that will allow for the vehicles to be taken inside the building for all services and storage. The applicant is not proposing any modifications to the exterior of the building.

Existing uses in the area consist of a restaurants and commercial uses. All of the uses are permitted in the commercial zoning. The existing land use is Mixed Use Commercial which allows for commercial uses. The proposed use is appropriate at this location and staff recommends approval with conditions.

Requirements for Approval of a Special Use Permit

In accordance with the Zoning Ordinance, the Planning Commission may, by motion, grant a special use permit if the Planning Commission finds, from the evidence presented, that all of the following facts exist:

1. The proposed use is consistent with the Comprehensive Master Plan and all applicable provisions of this Code and applicable State and Federal regulations;
2. The proposed use is consistent with the purpose and intent of the zoning district in which it is located and any applicable use-specific standards and criteria in Chapter 17.20 of this Code;
3. The proposed use is compatible with adjacent uses in terms of scale, site design, and operating characteristics (such as, but not limited to, hours of operation, traffic generation, lighting, noise, odor, dust, and other external impacts);
4. Any significant adverse impacts anticipated to result from the use will be mitigated or offset to the maximum extent practicable; and
5. Facilities and services (including sewage and waste disposal, water, gas, electricity, police and fire protection, and roads and transportation, as applicable) will be available to serve the subject property while maintaining adequate levels of service for existing development.

CONDITIONS:

Planning and Zoning:

1. Unless expressly authorized through a variance, waiver or another approved method, this development shall comply with all applicable codes and ordinances.
2. All services and storage shall be conducted inside the building.

ATTACHMENTS:

Letter of Intent

Site Plan

Floor Plan

Elevation photo

Clark County Assessor's Map

Location and Zoning Map