



Planning Commission Agenda Item

Date: September 08,
2021

Item No: 22.

TO: Planning Commission

FROM: Marc Jordan, Director Land Development & Community Services
Prepared By: Sharianne Dotson

SUBJECT: SUP-53-2021 ENTERPRISE RENTAL CAR – EAST CRAIG (Public Hearing). Applicant: Enterprise Rental Car – Craig Street. Request: A special use permit in a C-2 (General Commercial District) to allow a vehicle, boat, or recreational vehicle sales, and rental lot (outdoor). Location: Generally the Northeast corner of North 5th Street and Craig Road. Ward 2.

RECOMMENDATION: APPROVAL WITH CONDITIONS

PROJECT DESCRIPTION: (APN# 139-02-214-004)

The applicant is requesting a special use permit to allow a vehicle, boat or recreational vehicle sales, and rental facility (outdoor). The site is on a portion of a 4.99 acre parcel generally located at the northeast corner of North 5th Street and Craig Road. The proposed rental lot will have outside display of vehicles distributed throughout the proposed location. The zoning designation for the subject site is C-2, General Commercial District with a 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-2, General Commercial District	Undeveloped
North	Mixed-Use Commercial and Single-Family Low	C-2, General Commercial District and R-1, Single-Family Low Density District	Mini Storage and Single-Family Residential
South	Employment	C-2, General Commercial District	Undeveloped (proposed commercial center)
East	Single-Family Low	R-1, Single-Family Low Density District	Single-Family Residential
West	Mixed-Use Commercial	C-2, General Commercial District	Convenience Food Store with gas

DEPARTMENT COMMENTS:

Department	Comments
Public Works:	See attached memorandum.
Police:	No Comment.
Fire:	No Comment.
Clark County School District:	No Comment.
Clark County Aviation Department:	No Comment.

ANALYSIS

The applicant is requesting Planning Commission approval of a special use permit to allow a vehicle, boat or recreational vehicle sales, and rental facility (outdoor). The site is generally located at the northeast corner of North 5th Street and Craig Road on a portion of a 4.99 acre parcel. The applicant's letter of intent states the site will include a 2,756 square foot rental office that will employ seven (7) people; a 912 square foot private car wash for company vehicles only and a 1,944 square foot canopy over the vacuum area for rental vehicle cleaning. The applicant is requesting to operate Monday through Friday 7:30 a.m. to 6:00 p.m. and Saturday 9:00 a.m. to 12:00 p.m. The proposed use is a relocation from the facility located at 2308 East Craig Road.

Access to the proposed vehicle, boat or recreational vehicle sales, and rental facility (outdoor) is from two entrances on Craig Road. The facility will not have any cross-access with the other uses on the site.

The proposed building elevations are generally in compliance with the commercial design standards. The proposed elevations submitted are for three (3) buildings. Building (1) the rental office is 18.8 feet in height and appears to be a stucco finish with brick accents and metal awnings over the entrance and front windows. The elevation is missing architecture features that provides visual appeal to the building. The applicant should add a cornice element to the roofline as an architecture feature. The colors submitted are whites within the neutral and beige family. Some modifications to the color palette may be required at the building permit review process. Buildings 2 & 3 range from 13 feet to 18 feet in height and are not in compliance with the commercial design standards. The commercial design standards require the accessory structures match the characters of the principal building in materials and colors. These buildings will need to be redesigned to match the principal building.

Elevations for the trash enclosure were not submitted. However, the trash enclosure is required to be the same materials and colors as the primary building, and contain a roof and appropriate landscaping around the structure.

The proposed fence and block wall elevations indicate a decorative wrought iron gate painted to match the building and an eight (8) foot high CMU wall. The site plan indicates the proposed wrought iron fence is adjacent to Craig Road and the CMU block wall is along the west perimeter property line. Elevation "A" for the CMU block wall should be revised to meet the decorative requirement of 80% decorative block and 20% smooth block. This a minor change and can be reviewed at the time of the building permit submittal.

The applicant will be required to provide perimeter landscaping and a sidewalk along Craig Road. The required perimeter landscaping is fifteen (15) feet including the five (5) foot sidewalk centered within the landscaping. The site plan indicates fifteen (15) feet of landscaping plus an existing five (5) foot sidewalk at back of curb adjacent to Craig Road. Since the sidewalk is existing it will be permitted to remain. The perimeter landscaping appears to be in compliance. The rental office building is required to provide six (6) feet of foundation landscaping at the entrance to the building and at least three (3) feet of foundation landscaping where parking spaces are located at the sides of the building. The site plan provided does not indicate the required foundation landscaping.

The site plan indicates 42 parking spaces are proposed for the vehicle rental facility where approximately 34 spaces are required. The site is in compliance with the required vehicle parking spaces. In addition, two (2) bicycle parking is required for the proposed use. The required bicycle parking is not shown on the site plan. This is a minor change and can be reviewed at the time of the building permit submittal.

Staff has no objections to the proposed use. The proposed use is consistent with the C-2, General Commercial District zoning designation and the Mixed-Use Commercial Comprehensive Master Plan land use designation, and is compatible with the existing uses of the commercial areas and surrounding neighborhood.

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 building/structures shall have a cohesive design and meet the commercial design standards in colors, materials and architecture features.
3. Applicant shall added a cornice element to building one (1).
4. All parking and vehicle storage areas shall be on a concrete or asphaltic concrete surface.
5. The trash enclosure shall use similar materials and color palette as the principal building with six (6) feet landscape islands are required on both sides of the trash enclosure.
6. The CMU block wall for the perimeter shall be 80% decorative block and 20% smooth block.
7. Applicant shall provide the (2) bicycle parking stalls.

Public Works:

8. All known geologic hazards shall be shown on any preliminary development plans and civil improvement plans submitted to the City. Subsequent identification of additional hazards may substantially alter development plans.
9. Approval of a study is required prior to submittal of the civil improvement plans. Conformance may require modifications to the site plan.
10. Approval of a traffic study is required prior to submittal of the civil improvement plans. Please contact Traffic Engineering at 633-2676 to request a scope. A queuing analysis may be required.
11. The size and number of access points and their locations are subject to review and approval by the City of North Las Vegas Traffic Engineer and must meet the standards set forth in *North Las Vegas Municipal Code* section 17.24.040; Conformance may require modifications to the site
12. All driveway geometrics shall be in compliance with the Uniform Standard Drawings for Public Works Construction Off-Site Improvements Drawing Number 225.
13. The property owner is required to grant a roadway easement for commercial driveway(s).

14. All Nevada Energy easements, appurtenances, lines and poles must be shown and shall be located entirely within the perimeter landscape area of this development. Distribution lines, existing or proposed, shall be placed underground if impacted by the proposed development of the parcel or if the pole impedes upon the proper ADA clearances for sidewalk. Under no circumstances will new down guy wires be permitted.

ATTACHMENTS:

Public Works Memorandum
Letter of Intent
Site Plan
Building Elevations
Floor Plans
Clark County Assessor's Map
Location and Zoning Map