

V. Informational Items

1. Announcements of upcoming neighborhood meetings and County or community meetings and events.
(for discussion)

VI. Planning & Zoning

1. **ZC-19-0240-BOULDER BOONS, LLC:**

ZONE CHANGE to reclassify 1.1 acres from H-2 (General Highway Frontage) Zone to C-2 (General Commercial) Zone in the MUD-3 Overlay District.

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce rear setback; **2)** waive landscaping adjacent to a less intensive use; **3)** waive parking lot landscaping; and **4)** waive the requirement for sidewalks or a buffer around the building footprint.

DESIGN REVIEW for a proposed vehicle sales lot in conjunction with an existing commercial building. Generally located on the south side of Boulder Highway, 140 feet west of English Avenue within Whitney (description on file). JG/rk/ja (For possible action)

BCC 5/22/19

VII. General Business

None

- VIII. Comments by the General Public - A period devoted to comments by the general public about matters relevant to the Board's/Council's jurisdiction will be held. No vote may be taken on a matter not listed on the posted agenda. Comments will be limited to three minutes. Please step up to the speaker's podium, if applicable, clearly state your name and address and please spell your last name for the record. If any member of the Board/Council wishes to extend the length of a presentation, this will be done by the Chair or the Board/Council by majority vote.

- IX. Next Meeting Date: May 16, 2019

X. Adjournment

POSTING LOCATIONS: This meeting was legally noticed and posted at the following locations:

NAME OF LOCATION Whitney Library, Whitney Senior Center, Jack-in-the-box @Boulder Highway/Russell, CVS @ Tropicana/Boulder Highway
<https://notice.nv.gov/>

BOARD OF COUNTY COMMISSIONERS
MARILYN KIRKPATRICK, CHAIR - LAWRENCE WEEKLY, Vice-Chair
LARRY BROWN - JAMES GIBSON - JUSTIN JONES - MICHAEL NAFT - TICK SEGERBLOM
YOLANDA KING, County Manager

VEHICLE SALES
(TITLE 30)

BOULDER HWY/ENGLISH AVE

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
ZC-19-0240-BOULDER BOONS, LLC:

ZONE CHANGE to reclassify 1.1 acres from H-2 (General Highway Frontage) Zone to C-2 (General Commercial) Zone in the MUD-3 Overlay District.

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RELATED INFORMATION:

APN:
161-28-517-176

WAIVERS OF DEVELOPMENT STANDARDS:

1. Reduce the rear setback to 6 feet where a minimum of 10 feet is required per Table 30.40-4 (a 40% reduction).
2. Waive landscaping adjacent to a less intensive use where a screen wall with 1 tree per 20 feet is required per Figure 30.64-11 (a 100% reduction).
3. Waive parking lot landscaping where 1 landscape island finger is required every 6 spaces per Figure 30.64-14 (a 100% reduction).
4. Waive the requirement to provide a minimum 5 foot wide sidewalk or a minimum 7 foot wide buffer to separate buildings from pavement for a parking aisle or space per Section 30.60.050 (a 100% reduction).

LAND USE PLAN:
WHITNEY - COMMERCIAL GENERAL

BACKGROUND:
Project Description
General Summary

- Site Address: 5660 Boulder Highway
- Site Acreage: 1.1
- Project Type: Vehicle sale lot

- Number of Stories: 1
- Building Height (feet): Up to 32
- Square Feet: 10,000
- Parking Required/Provided: 22/49

Site Plan

The applicant is proposing to occupy a vacant building which was built in the late 1970's and has been used for a convenience store and tavern in the past. The request is for a vehicle sales lot with 27 vehicles that will be displayed near the front portion of the property facing Boulder Highway. The building is located towards the rear of the lot, which is surrounded by existing apartment/condominium developments on all 3 sides. There is an existing gas canopy that will stay on the site, which is located in front of the building. A total of 49 parking spaces are provided where a minimum of 22 spaces are required. This site has cross access to the properties to the east and west. The existing pan driveway on Boulder Highway will be replaced with a standard commercial driveway and will have a throat depth of 75 feet.

Landscaping

The plans depict a 15 foot wide landscape area behind an attached sidewalk on Boulder Highway. The existing street landscaping will be replaced with new plant material in order to meet code. Interior to the site, new landscaping will be installed around portions of the building footprint. Some of the waivers associated with this request are to eliminate the required screening and landscaping adjacent to a less intensive use along the south, east, and west property lines; also there is a waiver request to eliminate a landscape island finger within the existing parking lot. The landscape materials include large trees, shrubs, and groundcover.

Elevations

The existing building is 1 story, up to 32 feet high, and has an "archer's castle" themed parapet wall along the front elevation facing Boulder Highway. The majority of the roofline is shown at 16 feet. The existing canopy in the front of the property is 20 feet high and will have similar colors as the main building. Building materials consist of a stucco finish with aluminum storefront windows, and metal roof elements.

Floor Plans

The vehicle sales building has an area of 10,000 square feet and will consist of lobby, sale counter areas, offices, storage areas, and restrooms.

Signage

Signage is not a part of this request.

Applicant's Justification

According to the applicant this site is unoccupied and will be upgraded to facilitate a proposed vehicle sales business. The applicant indicates the proposed use and design are compatible with the existing development along Boulder Highway. The hours of operation are from 8:00 a.m. to 8:00 p.m. and there will be approximately 4 employees.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-1187-96	Remodel of an existing convenience store and restaurant/lounge	Approved by PC	August 1996

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Commercial General	C-2 & H-2	Retail center & undeveloped parcels
South, East, & West	Commercial General	H-2	Sportsman's Condominium complex Manor

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Zone Change

The zone change request conforms to the Whitney Land Use Plan which designates this site for Commercial General uses. The subject parcel and parcels in the area are zoned H-2 and C-2, and designated as Commercial General in the land use plan. The proposed vehicle sales is compatible with the existing vehicle related businesses along Boulder Highway and consistent with Goal 1 of the Comprehensive Master Plan that promotes developments that are compatible with adjacent land uses. The subject parcel has been vacant for quite some time which may attract illegal activities in the area. Revitalizing the site by cleaning up the property, repaving the parking lot, installing new street landscaping, and replacing an existing pan driveway with a standard commercial driveway will enhance the site and the overall adjacent neighborhood. Therefore, staff can support this portion of the request.

Waivers of Development Standards & Design Review

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.

The commercial building and parking area have existed on this site since the late 1970's. Even though the applicant is requesting the waivers listed above, they are cleaning up the property and as a result are enhancing the overall street frontage of Boulder Highway. The request also conforms to Goal 9 of the Comprehensive Master Plan by providing for commercial development that is integrated in appropriate locations throughout the community. 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 Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Current Planning

- No Resolution of Intent and staff to prepare an ordinance to adopt the zoning;
- 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 the waivers of development standards and design review must commence within 2 years of approval date or they will expire.

Public Works - Development Review

- Traffic study and compliance;
- Nevada Department of Transportation (NDOT) approval;
- Reconstruct any unused driveways with full off-site improvements.
- Applicant is advised that driveways must conform to the Uniform Standard Drawings and NDOT standards and based on non-compliant dimensions on the plans, additional land use applications may be necessary to redesign the site to meet minimum standards.

Building Department - Fire Prevention

- Applicant is advised that a meeting will be required for this project and to contact Neil Hutzol at Fire prevention at neil.hutzol@clarkcountynv.gov to schedule.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that the property is already connected to the CCWRD sewer system; and that if any existing plumbing fixtures are modified in the future, then additional capacity and connection fees will need to be addressed.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: OSCAR O'KEEFE

CONTACT: OSCAR O'KEEFE, OSCAR O'KEEFE ARCHITECTURE, 2256 SAVANNAH RIVER STREET, HENDERSON, NV 89044