



# Planning Commission Agenda Item

Date: July 12, 2023

Item No: 10

**TO:** Planning Commission

**FROM:** Alfredo Melesio, Jr., AICP, EDFP Director Land Development &  
Community Services  
Prepared By: Sharianne Dotson, Planner

**SUBJECT:** **ZN-04-2023 1615 PECOS REMODEL (Public Hearing).** Applicant: Manuel Navar. Request: An amendment to an existing PUD (Planned Unit Development District) to allow a vehicle, boat and RV service facility. Location: Northwest corner of Pecos Road and Owens Avenue. (APNs 139-24-813-060, 139-24-813-061, and 139-24-813-096) Ward 1. (For Possible Action)

## **RECOMMENDATION: APPROVE WITH CONDITIONS**

### **PROJECT DESCRIPTION:**

The applicant is requesting consideration to amend an existing PUD, Planned Unit Development to allow a vehicle, boat and RV service facility. The site is located on approximately 1.13 acres at the northwest corner of Pecos Road and Owens Avenue. The Comprehensive Master Plan Land Use is Downtown Area of Influence.

### **BACKGROUND INFORMATION:**

Previous Action
On March 6, 2002, City Council approved Ordinance No. 1603 to reclassify property (ZN-08-02) from C-2, General Commercial District to a PUD, Planned Unit Development District for a commercial use development.
On March 6, 2002, City Council approved an amendment to the Comprehensive Master Plan (AMP-06-02) from Low Density Residential to Neighborhood Commercial.
In 2006, with the adoption of the Comprehensive Master Plan (AMP-40-06) the designated land use was changed to Downtown Area of Influence.
A task force meeting was held on September 30, 2021 (TF-23-2021), to amend the existing PUD, Planned Unit Development District to allow auto repair/service.
A task force meeting was held on December 8, 2022 (TF-79-2022), to amend the existing PUD to convert an existing drive up vehicle washing facility into an office, a retail suite, three (3) bays ("Shop Bay") for automotive repair and two (2) car wash bays.
A neighborhood meeting was held on May 5, 2023 at 6:00 p.m. at the Walnut Community Center located at 3075 North Walnut Road, North Las Vegas, NV 89115. According to the

sign-in sheet no neighbors attended.

#### RELATED APPLICATIONS:

Application #	Application Request
N/A	

#### GENERAL INFORMATION:

	Land Use	Zoning	Existing Use
<b>Subject Property</b>	Downtown Area of Influence	PUD, Planned Unit Development District	Commercial Center
<b>North</b>	Downtown Area of Influence	R-1, Single-Family Low Density District	Existing Residential
<b>South</b>	City of Las Vegas	C-1, Limited Commercial	Commercial Development
<b>East</b>	Clark County	C-1, Local Business	Commercial Development
<b>West</b>	Downtown Area of Influence	R-1, Single-Family Low Density District	Existing Residential

#### DEPARTMENT COMMENTS:

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

#### ANALYSIS:

The applicant is requesting consideration to amend an existing PUD, Planned Unit Development to allow a vehicle, boat and RV service facility. The site is located on approximately 1.13 acres at the northwest corner of Pecos Road and Owens Avenue. The applicant is proposing to convert an existing carwash facility into a vehicle service facility with six (6) service bays. The proposed site plan indicates the proposed services will be car detailing, window tinting and quick service bays. The applicant's letter of intent states the proposed facility will offer same day service with no overnight parking or storage.

The Comprehensive Master Plan (CMP) Land Use designation for the subject site is Downtown Area of Influence. The CMP includes two different land use designations for the Downtown Area. The downtown “core” area is designated the Downtown Business District and the area surrounding the core is designated the Downtown Area of Influence. The Downtown Business District is intended to act as a community focal point with a unique identity. The Downtown Area of Influence is intended to support the existing downtown residential and commercial neighborhoods by encouraging restorations and new growth. The applicant intends to repurpose the existing site that is no longer in operation. The proposed vehicle, boat and RV service facility will provide a convenience commercial use for the neighboring residents. This proposed plan includes remodeling the carwash building and upgrades to the existing site including renewed landscaping and revised sign.

In 2022, City Council approved a Zoning Ordinance Amendment (ZOA-03-2022) which eliminated vehicle service facilities within the RA /DC, Redevelopment Area / Downtown Core Subdistrict. The subject site is not located within the Redevelopment Area / Downtown Core Subdistrict, its location is nearby in the Downtown Area of Influence. The applicant is requesting to amend the existing PUD, Planned Unit Development District to allow a vehicle, boat and RV service facility to be located within close proximity to the RA/DC Subdistrict to help support the needs of residents and visitors in area.

This commercial development is located along a gateway corridor for the City of North Las Vegas and contains a “Welcome” monument at the corner of Pecos Road and Owens Avenue. As an entry point into the City the proposed upgrades to the commercial development should be compatible with this corridor while also upgrading the appearance of the entry to the City.

The purpose of the PUD, Planned Unit Development District is to serve as an alternative to conventional zoning and development approaches and processes in a manner consistent with the purpose of the comprehensive plan and state law. The use of a PUD is to encourage innovations in residential, commercial and industrial development and to encourage a more creative approach in the utilization of land. It is not to be used as way to circumvent our traditional regulations.

The applicant’s letter of intent indicates the existing 2,900 square foot building (vacant carwash) will be remodeled and the bays will be enclosed. The existing building is a non-conforming structure set at the corner side property line and will remain as it was constructed in 1990. Per the elevation submitted the remodel will enclose the existing structure using cmu block with a stucco finish. The stucco will be painted a tan color, which is an earth tone or neutral colors indigenous to the Las Vegas Valley. There will be an accent color of blue that which will run horizontal at the roof line and vertical along the columns in between the service bays. The colors will be compatible with the two (2) existing structures on the site. There is a store front area with glass doors on the east elevation along with six (6) roll up doors painted the blue accent color. In addition, the existing shade structure to the west of the building that includes vacuum stations will be

removed and an eight (8) foot high outdoor enclosed area will be built using cmu block that will have a stucco exterior and painted to match the main structure. In addition, the five (5) existing vacuum stations adjacent to Pecos Road will be removed including the equipment along Webb Avenue. According to the site plan the existing wall along Webb Avenue will be repaired and repainted to one neutral color, where it is currently blue and gray in color.

The applicant did not provide elevations for the trash enclosure. The trash enclosure should use the same colors and materials of the warehouse building. Six (6) feet of landscaping is also required next to the trash enclosure. The design of the trash enclosure and the addition of the landscaping adjacent to the trash enclosure will be reviewed as part of the Final Development Plan.

The parking requirements for the original PUD stated 68 parking spaces shall be provided for the entire development. The proposed site plan indicates there will be 72 parking spaces including 10 new parking spaces which will be created once the shade structure is removed. The preliminary development plan exceeds the required parking per the existing PUD (ZN-08-02).

The perimeter and onsite landscaping are existing since the location is within a developed commercial center. The original landscaping has been removed along Owens Avenue, Pecos Road and Webb Avenue. Specifically, mature palms trees along Owens Avenue have been removed. The foundation landscaping and parking lot landscaping are practically non-existent. A landscape plan including an irrigation plan will be required with the final development plan. The landscape plan should include the placement of new trees, shrubs and ground cover to meet the code requirements where all exposed ground areas that are not devoted to drives, parking lots, sidewalks, patios or other such uses shall be landscaped. The required landscaping shall provide a minimum ground coverage of fifty (50) percent, excluding trees, within two years of planting.

Public Works, Real Properties Division has reviewed the application and advised that the applicant verify the need for the Public Utility Easement (PUE) on the south end of the property with the Utilities Department. If the PUE is not needed, it should be vacated. In order to vacate an easement a Vacation pre-application submittal to Real Property Services is required.

There is an existing 72 square foot pole sign that is 20 feet in height constructed for the carwash. The sign will either need to be removed or brought into code compliance. This will require a separate building permit and is not a part of this review.

A final development plan will be required for the development to move forward. At the time of the final development plans all the PUD requirements will be reviewed.

The proposed reclassification to amend the existing PUD to allow a vehicle, boat and RV service facility is consistent with the proposed land use designation to allow a vehicle, boat and RV service facility, and should be compatible with the surrounding area. The proposed development will provide an upgraded building, revised landscaping and employment opportunities. Therefore, the proposed use is compatible, however, the overnight vehicle storage is not permitted. The City does not anticipate any adverse impacts on facilities and services surrounding the subject site. Staff recommends approval subject to the conditions listed.

### **Approval Criteria: (Zoning Map Amendments)**

The Planning Commission may recommend approval, and the City Council may approve planned unit developments, if the planned unit development meets all of the following criteria:

1. The PUD addresses a unique situation, confers a substantial benefit to the City, or incorporates creative site design such that it achieves the purposes of this Code and represents an improvement in quality over what could have been accomplished through strict application of the otherwise applicable district or development standards. Such improvements in quality may include, but are not limited to: improvements in open space provision and access; environmental protection; tree/vegetation preservation; efficient provisions of streets, roads, and other utilities and services; or increase choice of living and housing environments.
2. The PUD is consistent with the Future Land Use Map of the comprehensive master plan and the purposes of this code;
3. The PUD is consistent with the development standards in Section 17.24;
4. Facilities and services (including roads and transportation, water, gas, electricity, police and fire protection, and sewage and waste disposal, as applicable) will be available to serve the subject property while maintaining adequate levels of service to existing developments;
5. The PUD is not likely to result in significant adverse impacts upon the natural environment, or such impacts will be substantially mitigated;
6. The PUD is not likely to result in significant adverse impacts upon other property in the vicinity of the subject tract; and

## **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. A Final Development Plan will be required.
3. Only permitted uses are vehicle services related and not repair related; Any overnight storage of vehicles or any type of exterior storage of goods and materials should not be permitted.
4. Must still comply with Ordinance No. 1603 and the conditions of approval for (ZN-08-02)
5. New improvement will be to add a trash enclosure. The trash enclosure should use the same colors and materials of the principal building. Six (6) feet of landscaping is also required next to the trash enclosure.
6. The proposed building remodel shall be finished in earth tone or neutral colors indigenous to the Las Vegas Valley that are consistent with the other buildings within the existing commercial development.
7. Applicants will remove all vacuums and vacuum equipment.
8. Must provide 72 parking spaces for the entire site.
9. Existing wall adjacent to Webb Avenue will be repaired and repainted to one neutral color.
10. Submit a landscape plan with new trees, shrubs and ground cover along Pecos Road, Owens Avenue and Webb Avenue to meet the code requirements where all exposed ground areas that are not devoted to drives, parking lots, sidewalks, patios or other such uses shall be landscaped. The all required landscaping shall provide a minimum ground coverage of fifty (50) percent, excluding trees, within two years of planting.

**ATTACHMENTS:**

Fire protection Memorandum

Letter of Intent

Revised Preliminary Development Plans

Revised Building Elevation

Ordinance No. 1603 (ZN-08-02)

Neighborhood Meeting Sign in Sheet

Clark County Assessor's Map

Location and Zoning Plan Map