



Planning Commission Agenda Item

Date: December 13, 2017
Item No: 15.

TO: Planning Commission

FROM: Alfredo Melesio, Jr., AICP, Director Land Development & Community Services
Prepared By: Marc Jordan

SUBJECT: UN-59-17 (60745) JIFFY SMOG (Public Hearing). Applicant: Jiffy Smog, LLC. Request: A special use permit in a C-2 (General Commercial District) to allow a Vehicle, Boat, and RV service facility (smog station). Location: 2865 W. Cheyenne Avenue. (APN 139-17-510-034). (For possible action)

RECOMMENDATION:

The Land Development and Community Services Department recommends that UN-59-17 be approved subject to conditions listed.

GENERAL INFORMATION:

Comprehensive Plan:	Mixed-Use Employment
Existing land use and zoning:	Convenience Store and Car Wash; C-2, General Commercial District
Surrounding land use and zoning:	<u>North:</u> Undeveloped and Residential; R-EL, Ranch Estates Limited District <u>West:</u> Undeveloped; M-2, General Industrial District <u>East:</u> Undeveloped; C-2, General Commercial District <u>South:</u> Undeveloped; M-2, General Industrial District

BACKGROUND INFORMATION:

The applicant is requesting Planning Commission approval to allow a vehicle service facility. Specifically, the applicant is proposing to operate an emission testing (smog station) and registration renewal facility. According to the letter of intent, the applicant will utilize the existing car wash bay as the components of the car wash have been removed and the car wash is no longer in operations. (*Note: Business license records show licenses for the convenience store and fuel sales only.*)

The applicant has also indicated that modifications to the exterior of the building are not planned.

The special use permit (UN-55-00) for the convenience store with gas pumps and car wash were originally approved by the City Council on September 20, 2000. Later, two extensions of time were also approved by the Planning Commission in 2002 and 2003. The convenience store and car wash were constructed in 2004.

DEPARTMENT COMMENTS:

Public Works:	No comment.
Police:	No comment.
Fire:	Please see the attached memorandum.

ANALYSIS

The subject site is currently developed with a convenience store, gas pumps, and a car wash. The applicant is not proposing any modifications to the exterior of the building, and is proposing to utilize the existing car wash bay that is no longer used for washing cars. The proposed use is consistent with the uses on the site and should not cause any conflicts in the operations of the convenience store.

The subject site contains approximately 37 parking spaces, which exceeds the minimum requirements (approximately 23 parking spaces) for a convenience store and the proposed automobile service facility.

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.

Staff has no objections to the proposed use. The proposed use is consistent with the zoning designation, and the Comprehensive Plan. In addition, the proposed use is consistent with the current uses on the subject site and should be compatible with the adjacent uses and surrounding neighborhood.

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.

ATTACHMENTS:

Fire Prevention Division Memorandum
Letter of Intent
Site Plan
Floor Plan
Building Photograph
Clark County Assessor's Map
Location and Zoning Map