



Planning Commission Agenda Item

Date: December 13, 2017
Item No: 5.

TO: Planning Commission

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

SUBJECT: UN-62-17 (60773) NIFTY AUTO SALES (Public Hearing). Applicant: Jahanzeb Saleem. Request: A special use permit in an M-2 (General Industrial District) to allow a vehicle, boat, or recreational vehicle sales, and rental lot (auto sales). Location: 2806 Losee Road, Suite 3. (APN 139-15-702-005). (For possible action)

RECOMMENDATION:

The Land Development and Community Services Department recommends that UN-62-17 be approved subject to the listed conditions.

GENERAL INFORMATION:

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| Comprehensive Plan: | Heavy Industrial |
| Existing land use and zoning: | Office / Warehouse; M-2, General Industrial District |
| Surrounding land use and zoning: | <u>North:</u> Industrial; M-2, General Industrial District <u>East:</u> North 5 th Street, I-15, & Office / Warehouse; M-2, General Industrial District <u>South:</u> Office / Warehouse; M-2, General Industrial District <u>West:</u> Industrial; M-2, General Industrial District |

BACKGROUND INFORMATION:

The applicant is requesting a special use permit to allow a vehicle, boat, or recreational sales lot. Specifically, an auto sales broker for online auto sales. The applicant’s letter of intent indicates that only one vehicle will be sold at a time and much of the business is a wholesale brokerage. The applicant indicates that the site has a dedicated parking space for customer use and that the customer will pick up the vehicles that are purchased online.

According to the site plan, the site contains two buildings and 22 off-street parking spaces. The site has three small parking areas on each side of the two buildings with the third parking area in the middle. The buildings are split into offices and warehouse areas. According to the submitted site plan, the site contains six offices, three in each building, that utilize the eight middle parking spaces. Overall the site contains 35 off-street parking spaces, 12 offices, and approximately 14,500 square feet of warehouse space.

Access to the site is from three driveways located on Losee Road Rome. However, the middle driveway will be the most utilized for this use. A small amount of landscaping is provided between one building (2608) and Losee Road. No other landscaping is provided, and the applicant is not proposing any additional landscaping. Parking lot landscaping is not provided.

Architecturally, the buildings are one story concrete block buildings with flat roofs. The smaller building (2616) is stuccoed while the applicant's building (2608) is painted CMU. The two buildings have the same grey and yellow paint scheme. The buildings were constructed in 1982 prior to the adoption of the industrial design standards. The applicant is not proposing any changes to the exterior of the buildings.

DEPARTMENT COMMENTS:

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| Public Works: | No comments |
| Police: | No comments |
| Fire: | Please see attached memorandum |

ANALYSIS

In general, the use is appropriate, and staff supports the special use permit. The proposed use should not create a negative impact on the surrounding land uses and the location is appropriate. However, the dedication of only one parking space and overall amount of parking, creates a problem.

Parking for the site is not in compliance. The combination of indoor storage, outdoor storage, office uses, sales requires a total of 56 off street parking spaces for the entire site. For the middle area, the six suites are approximately 4,600 square feet in area. Offices require one space for every 500 square feet of area. The middle offices require 10 parking spaces, plus the one space for storage of one vehicle for a total of 11 when the site has eight parking spaces on the site plan and six spaces as currently striped.

Section 17.24.040.I states:

A permitted, conditional, or special use that does not meet the parking requirements of this section may be converted to another permitted use without full compliance with the required number of parking spaces provided: the applicant provides the maximum amount of parking spaces possible without being required to remove or partially remove a structure.

Therefore, as the site is providing the maximum amount of parking available, approval could be granted. However, the proposed use requires a storage area for the brokered vehicle. The applicant should use some of the outdoor storage area to provide a dedicated space for the storage of the vehicle.

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 Comprehensive Plan. The use should be compatible with the adjacent uses and surrounding neighborhood and should not create a negative impact on the 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.
2. The applicant must demonstrate, at time of business license application, the location of the outdoor storage area for the brokered vehicles without removing existing parking.

ATTACHMENTS:

Fire Safety Memorandum
Letter of Intent
Site Plan
Building Elevations
Clark County Assessor's Map
Location and Zoning Map