



**Environmental
Planning
Commission**

**Agenda Number: 01
Project Number: 1000936
Case #: 16EPC-40051 & 40052
October 13, 2016**

Staff Report

Agent	Scott Anderson
Applicant	Danny Brandenburg
Request	Site Development Plan for Building Permit
Legal Description	Tract 4, Paradise Plaza
Location	On Unser Blvd. NW, between McMahon Blvd. NW and the Sandoval County Line
Size	Approximately 1.9 acres
Zoning	SU-1 for Mixed Uses detailed in Project #1000936

Staff Recommendation

DEFERRAL of Case 16EPC-40051 and 16EPC-40052 based on the Findings below, to the November 10, 2016 EPC hearing.

**Staff Planner
Catalina Lehner, AICP- Senior Planner**

Summary of Analysis

The request is for a Site Development Plan for Building Permit for Tract 4 of Paradise Plaza. The applicant proposes a car wash on a portion of the subject site.

The subject site is in the Established Urban Area. The West Side Strategic Plan and Unser Blvd. Design Overlay Zone apply. The governing site development plan for subdivision for Unser/McMahon Village Center North contains applicable design standards.

The subject site's zoning is defined by the site development plan and allows C-1 uses with exclusions. An "auto-oriented retail or service use" is excluded and is not allowed pursuant to the subject site's zoning.

The Westside Coalition was notified as required. A representative of the Westside Coalition contacted Staff, but did not have any concerns at that time.

A 30-day deferral is needed so the applicant can pursue a zone change request to allow the proposed use, and re-design the site to conform to the design standards.

Findings

1. The request is for a Site Development Plan for Building Permit for Tract 4 of Paradise Plaza. The applicant proposes a car wash.
2. The subject site is zoned SU-1 for Mixed Use (C-1 uses), with exclusions. An "auto-oriented retail or service use", such as a car wash, is excluded and is not allowed pursuant to the subject site's zoning.
3. The applicant is requesting a 30-day deferral to the November 10, 2016 EPC hearing to allow time to pursue a zone change request, and to re-design the site to conform to the design standards.

Lehner, Catalina L.

From: andersonscottc@comcast.net
Sent: Wednesday, October 05, 2016 10:19 AM
To: Lehner, Catalina L.
Cc: McIntosh, Benjamin A.; Dicome, Kym
Subject: Unser NW car wash project 1000936 – 16EPC-40051 & 40052

Catalina,

I am requesting a 30 day deferral for case # 1000936 – 16EPC-40051 & 40052, for a car was project at the NE corner of Unser Blvd. and Crown Rd. NW. I will deliver a receipt for the deferral fee later today.

Please feel free to contact me with any questions or concerns.

Thank you

Scott Anderson