

06/18/24 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**UC-24-0214-KG REAL ESTATE, LLC:**

**USE PERMITS** for the following: **1)** office as a principal use; and **2)** outside storage.

**WAIVER OF DEVELOPMENT STANDARDS** to reduce street landscaping.

**DESIGN REVIEW** for office/warehouse with outside storage on 3.04 acres in an IP (Industrial Park) Zone within the Airport Environs (AE-70) Overlay.

Generally located on the south side of Las Vegas Boulevard North, 280 feet east of Pecos Road within Sunrise Manor. WM/lm/ng (For possible action)

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RELATED INFORMATION:

**APN:**

140-18-102-028

**WAIVER OF DEVELOPMENT STANDARDS:**

Allow shrubs on Cecile Avenue where trees and shrubs are required per Section 30.04.01.

**LAND USE PLAN:**

SUNRISE MANOR - BUSINESS EMPLOYMENT

**BACKGROUND:**

**Project Description**

General Summary

- Site Address: N/A
- Site Acreage: 3.04
- Project Type: Office with outside storage
- Number of Stories: 1
- Building Height (feet): 26 (office/warehouse)/15 (temporary modular office)
- Square Feet: 11,650 (office/warehouse)/80,742 (outside storage)/2,160 (temporary office)/1,360 (total storage containers)
- Parking Required/Provided: 40/40
- Sustainability Required/Provided: 7/7

**Site Plan**

The plan depicts a proposed office building set back 20 feet from Las Vegas Boulevard North, with outside storage located to the west and south of the office building. A temporary office building and 4 accessory storage buildings are shown near the south property line. Access to the site is from Las Vegas Boulevard North and Cecile Avenue. Vehicle parking for the site is located to the east of the office building, which includes 40 parking stalls, 6 bicycle spaces, and a loading space. A 5 foot wide decorative brick pedestrian walkway is provided from the east parking area

to the building front entrances. The gated outdoor storage area is located on the west and south sides of the building, the south side of the parking area, and north of Cecile Avenue. Both gates will remain open during business hours, and there is a 29 foot wide paved drive aisle between both gates. The access gate along Cecile Avenue is set back 18 feet. The temporary office building and storage containers are set back 25 feet from Cecile Avenue. The 4 permanent storage containers are located 25 feet from the south property line and 10 feet from the west property line. There is 20 feet between the storage containers. A trash enclosure with a recycling container is located on the south side of the office/warehouse building within the outdoor storage area. A use permit is required since the outdoor storage area is larger than the building.

### Landscaping

The plans depict an 8 foot to 10 foot high decorative block wall around the outside storage area. Street landscaping, 20 feet wide, is proposed along Las Vegas Boulevard North, located behind the property line and separated from the existing attached sidewalk located within the Nevada Department of Transportation (NDOT) right-of-way. A 10 foot wide landscape strip is provided along the east property line adjacent to the parking lot area. The Las Vegas Boulevard North street landscaping and parking lot landscaping areas include Shoestring Acacia, shrubbery, and rock mulch. A 10 foot wide landscape area is provided along Cecile Avenue behind an attached sidewalk. The landscaping along Cecile Avenue consists of buckhorn cholla, angel's wing cactus, rough leaved agave, and rock mulch.

### Elevations

The plan depicts a 26 foot high office/warehouse building with exterior materials that include split-face masonry, metal awnings over the main entryway on the east elevation and over all west and south facing doors and windows, varying parapet heights, and stucco extrusions on all elevations. The exterior colors are desert tan and beige. All building lighting will be shielded and recessed. Light poles will be shielded and have a maximum height of 25 feet. The modular office building has an overall height of approximately 15 feet and consists of painted wood siding. The modular office building and storage containers will be painted to match the proposed office and warehouse building colors.

### Floor Plans

The proposed single story office/warehouse building consists of 11,650 square feet with 3 tenant spaces. The largest space is the office/warehouse and includes reception, conference, offices, breakrooms, training area, and warehouse. The remaining 2 suites are shown as future stand-alone office spaces; thus, a use permit is required for offices as a principal use. The 4 permanent storage containers consist of 340 square feet each, and the temporary modular office consists of 2,160 square feet.

### Applicant's Justification

The applicant indicates that the proposed building will be owner occupied by a traffic control and barricade company. The additional office and outdoor storage areas are needed to provide traffic planning, management, training space for field personnel, and access to traffic barrier items. Initially, the outdoor storage area will be secured by 8 foot decorative walls, and if additional security is needed, the walls will be increased to 10 feet in height. The applicant also indicates that the temporary office will be removed 90 days after a certificate of occupancy is obtained for the

main office/warehouse building. Lastly, the applicant indicates that the proposed landscaping along Cecile Avenue is requested to help with crime prevention through environmental design to help mitigate any unwanted soliciting along the rear of the property where there is an open area.

**Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
WC-18-0078 (UC-1028-17)	Waived a condition requiring full off-site improvements	Denied by BCC	May 2018
UC-1028-17	Accessory structure (wall) prior to the principal use	Approved by PC	January 2018
ZC-1006-08	Reclassified the site from an H-2 to M-D zoning	Approved by BCC	November 2009

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District (Overlay)</b>	<b>Existing Land Use</b>
North	Business Employment	IP (AE-70)	School
South	Business Employment	RM32 (AE-70)	Multi-family residential
East	Business Employment	IP & H-2 (AE-70)	Vehicle maintenance & repair facility & multi-family residential
West	Business Employment	H-2 (AE-70)	Commercial complex

**STANDARDS FOR APPROVAL:**

The applicant shall demonstrate that the proposed request is consistent with the Master Plan and is in compliance with Title 30.

**Analysis**

**Comprehensive Planning**

Use Permits

A special use permit is considered on a case by case basis in consideration of the standards for approval. Additionally, the use shall not result in a substantial or undue adverse effect on adjacent properties, character of the neighborhood, traffic conditions, parking, public improvements, public sites or right-of-way, or other matters affecting the public health, safety, and general welfare; and will be adequately served by public improvements, facilities, and services, and will not impose an undue burden.

Staff has no practical issue with the increase in office space and outdoor storage area with the proposed use. The surrounding area has a mix of uses and is planned for light industrial uses. Staff does not object to the use permits, however, since staff is not supporting the waiver of development standards, staff cannot support these requests.

Waiver of Development Standards

The applicant shall have the burden of proof to establish that the proposed request is appropriate for its proposed location by showing the following: 1) the use(s) of the area adjacent to the subject property will not be affected in a substantially adverse manner; 2) the proposal will not materially

affect the health and safety of persons residing in, working in, or visiting the immediate vicinity, and will not be materially detrimental to the public welfare; and 3) the proposal will be adequately served by, and will not create an undue burden on, any public improvements, facilities, or services.

Staff finds that the proposed street landscaping along Cecile Avenue does not provide the intended softening or shade for the street frontage. Staff finds that there are residential uses to the south and east of the site that may benefit from additional shade within the built environment to support the reduction of heat island effects within the community. For the reasons stated, staff does not support the request.

#### Design Review

Development of the subject property is reviewed to determine if 1) it is compatible with adjacent development and is harmonious and compatible with development in the area; 2) the elevations, design characteristics and others architectural and aesthetic features are not unsightly or undesirable in appearance; and 3) site access and circulation do not negatively impact adjacent roadways or neighborhood traffic.

While staff can support the proposed uses and the design of the building and site layout, staff is unable to support the waiver for landscaping; therefore, staff is unable to support the design review.

#### **Staff Recommendation**

Denial.

If this request is approved, the Board and/or Commission finds that the application is consistent with the standards and purpose enumerated in the Master Plan, Title 30, and/or the Nevada Revised Statutes.

#### **PRELIMINARY STAFF CONDITIONS:**

##### **Comprehensive Planning**

If approved:

- Remove the temporary modular office within 3 months of obtaining a certificate of completion for the office/warehouse building;
- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance.
- Applicant is advised within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time and application for review; 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; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

##### **Public Works - Development Review**

- Drainage study and compliance;

- Traffic study and compliance;
- Full off-site improvements;
- 30 days to coordinate with Public Works - Design Division and to dedicate any necessary right-of-way and easements for the Cecile Avenue improvement project.
- Applicant is advised that Nevada Department of Transportation (NDOT) permits may be required.

**Fire Prevention Bureau**

- No comment.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** ACG DESIGN

**CONTACT:** ACG DESIGN, 4310 CAMERON ST., SUITE 12-A, LAS VEGAS, NV 89103