

WATERCRAFT STORAGE
(TITLE 30)

COTTONWOOD COVE RD/MAIN ST
(SEARCHLIGHT)

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-23-0069-O'NEIL EDWARD J FAMILY TRUST & O'NEIL EDWARD J TRS:

USE PERMIT for outdoor watercraft storage.

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** landscaping; **2)** gated access setback; **3)** off-site improvements (curb, gutter, partial pavement); **4)** alternative driveway geometrics; **5)** parking; **6)** eliminate trash enclosure; **7)** paved parking; and **8)** decorative fence.

DESIGN REVIEW for an outdoor watercraft storage on 0.4 acres in a C-2 (General Commercial) Zone.

Generally located on the north side of Cottonwood Cove Road and the west side of Main Street within Searchlight. MN/bb/syp (For possible action)

RELATED INFORMATION:

APN:

243-35-211-154

WAIVERS OF DEVELOPMENT STANDARDS:

1.
 - a. Eliminate required landscaping along the east property line at Main Street as required per Figure 30.64-17.
 - b. Eliminate required landscaping along the south property line at Cottonwood Cove Road per Figure 30.64-17.
2. Allow access gate with a 25 foot setback from Main Street where 50 feet is required per Section 30.64.020 (7) (a 50% reduction).
3. Eliminate off-site improvements (curb, gutter, and partial paving) on Main Street and Cottonwood Cove Road.
4.
 - a. Reduce throat depth for a driveway along Main Street to 4 feet where a minimum of 25 feet is required per Uniform Standard Drawing 222.1 (a 44% reduction).
 - b. Reduce approach distance to Cottonwood Cove Road to 10 feet where 150 feet is required per Uniform Standard Drawing 222.1 (a 93% reduction).
5. Eliminate parking where 3 spaces are required per Table 30.60-1 (a 100% reduction).
6. Eliminate trash enclosure requirement per Section 30.56.120 (a 100% reduction).
7. Eliminate requirement for paved parking for vehicular areas per Section 30.60.020 (c) (d).
8. Allow a non-decorative fence where a decorative fence is required per Section 30.64.020 (C).

LAND USE PLAN:

SOUTH COUNTY (SEARCHLIGHT) - ENTERTAINMENT MIXED-USE

BACKGROUND:**Project Description****General Summary**

- Site Address: N/A
- Site Acreage: 0.4
- Project Type: Watercraft storage as a principal use
- Parking Required/Provided: 3/0

Site Plan

The site plan depicts a 0.4 acre undeveloped commercial property at the northwest corner of Cottonwood Cove Road and Main Street in Searchlight, Nevada. The parcel is 15,376 square feet in area with access to Main Street at the east side of the property. A 6 foot high chain-link fence is shown on all four sides of the property and outside the sight visibility zone at the southeast corner. A 40 foot wide driveway and access gate are located 25 feet from the east property line with a dirt and gravel base, where pavement is required. The watercraft storage shows 17 spaces for boats, 3 jet skis, and 3 conex boxes. The conex storage units are located at the northwest corner of the property. The property west of this site is currently zoned R-T with a planned land use of Entertainment Mixed-Use (EM).

Landscaping

No landscaping is proposed with this application. Street landscaping along Main Street and Cottonwood Cove Road are required per Figure 30.64-17 and are included as waiver requests included with this application.

Elevations

The 3 conex boxes are 8 feet by 10 feet by 20 feet, and 8 feet by 10 feet by 40 feet in size. The boxes are non-decorative metal construction that is allowed in the rural areas per Table 30.56-2, exterior materials.

Floor Plans

The combined area of the conex boxes is 1,000 square feet.

Signage

Signage is not a part of this request.

Applicant's Justification

The proposed watercraft storage will not have office space or any occupied facilities. No public business will take place on this property. Public access will take place through a closed gate and will only include the storage of boats and accessories while not in use by the customers. All business activities will take place at another Fast Eddies Boat and Transport property.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Entertainment Mixed-Use	C-2	Undeveloped
South	Entertainment Mixed-Use	C-2	Single family residential
East	Low-intensity Suburban Neighborhood (up to 5 du/ac)	C-2	Utility building
West	Entertainment Mixed-Use	R-T	Undeveloped

Clark County Public Response Office (CCPRO)

CE22-03798 is an active violation case for trash and debris.

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request meets the goals and purposes of Title 30.

Analysis**Comprehensive Planning**Use Permit

A use permit is a discretionary land use application that is considered on a case by case basis in consideration of Title 30 and the Master Plan. One of several criteria the applicant must establish is that the use is appropriate at the proposed location and demonstrate the use shall not result in a substantial or undue adverse effect on adjacent properties. Master Plan Policy SO-1.3, Searchlight Tourist-Focused Commercial, limits new tourist focused development to the Highway 95 corridor to lessen the impacts to residential uses. While the storage of boats for use at Lake Mohave may or may not be for tourists, the site is located 375 feet east of the Highway 95 corridor. The proposed storage of watercraft will not be compatible with an existing residential use on the south side of Cottonwood Cove Road or the undeveloped residential property on the west side of the property. A decorative fence is not proposed, and a chain-link fence will not screen the storage of boats from the general view of the public. Staff cannot recommend approval of the use permit.

Waivers of Development Standards

According to Title 30, the applicant shall have the burden of proof to establish that the proposed request is appropriate for its existing location by showing that the uses of the area adjacent to the property included in the waiver of development standards request will not be affected in a substantially adverse manner. The intent and purpose of a waiver of development standards is to modify a development standard where the provision of an alternative standard, or other factors which mitigate the impact of the relaxed standard, may justify an alternative.

Waivers of Development Standards #1a, #1b, #5, #7, and #8

There is no screening of the watercraft storage area beyond the proposed 6 foot chain-link fence. According to Master Plan Policy 1.4.5, buffers and transitions and policy 1.4.4, in-fill and redevelopment, the scale and intensity of watercraft storage could be compatible with the surrounding uses with adequate screening. A decorative fence would enhance the aesthetics of the property for the adjacent neighbor and traveling public. Not having a paved parking area will require a separate waiver from the Department of Environment and Sustainability by the

applicant. Without defined parking spaces for more than one user of the site, access and use of the site may cause a chaotic situation at the entrance. The site is intended for the drop-off and pick-up of watercraft during appointment times. There are no permanent structures or office space on the property. The primary concern from staff is the potential for more than one customer being on the property at the same time without space to maneuver or park. The applicant is not proposing street landscaping due to the lack of a water supply on the property. While this is a concern, staff cannot support the current waiver requests.

Waiver of Development Standards #2

The proposed gate is setback 25 feet from the property line, with additional distance to the edge of the road. While this may provide enough space for 1 vehicle towing a small boat, larger boats may not fit. This combined with a lack of identified parking spaces on the site for visitors, could create chaos at the entrance, and queuing into Main Street. Staff cannot support the requested waiver.

Waiver of Development Standards #6

Storage only will not likely generate much solid waste, since no work is being done to watercraft on this site and presumably all post use cleaning of watercraft is taking place at lake and river ramp locations. The lack of a trash enclosure may or may not be significant to the use of this property, depending on the amount of use and whether or not people wait to clean boats at this storage location. Staff cannot support the requested waiver.

Design Review

The site plan is laid out in an orderly fashion, with a reasonable number of boats and jet ski's shown stored at this site, but according to Master Plan Policy 1.4.5, buffers and transitions and policy 1.4.4, in-fill and redevelopment, the watercraft storage requires adequate screening to be compatible with the surrounding area. Staff cannot support the current design review request.

Public Works - Development Review

Waiver of Development Standards #3

Historical events have demonstrated how important off-site improvements are for drainage control. Additionally, full width paving allows for better traffic flow and sidewalks on public streets provide safer pathways for pedestrians and for children to walk to school. Therefore, staff cannot support the Waiver of Development Standards for full off-site improvements.

Waiver of Development Standards #4

Staff cannot support the waiver for off-sites; and therefore, the driveway should comply with all commercial standards.

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:

- 1 year to review as a public hearing.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; 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; and that this application must commence within 2 years of approval date or it will expire.

Public Works - Development Review

- Execute a Restrictive Covenant Agreement (deed restrictions).

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: EDWARD O'NEIL

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