

07/16/24 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-24-0203-PROLOGIS LP:

WAIVER OF DEVELOPMENT STANDARDS to reduce landscaping.

DESIGN REVIEW for the expansion of an existing outside storage area in conjunction with a freight transfer building on 9.93 acres in an IL (Industrial Light) Zone in the Airport Environs (AE-75 & APZ-2) Overlay.

Generally located on the north side of Cheyenne Avenue, 300 feet west of Marion Drive within Sunrise Manor. MK/sd/ng (For possible action)

RELATED INFORMATION:

APN:

140-08-401-007

WAIVER OF DEVELOPMENT STANDARDS:

1. a. Allow medium trees to be planted where a large tree shall be provided every 30 linear feet of street frontage is required per Section 30.04.01.
- b. Reduce tree caliper size where street landscaping is required per Table 30.04-1.

LAND USE PLAN:

SUNRISE MANOR - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: 4650 E. Cheyenne Avenue
- Site Acreage: 9.93
- Project Type: Outdoor storage of trailers
- Parking Required/Provided: 40/143
- Sustainability Required/Provided: 7/0

Site Plan

The plans depict an existing freight transfer/office/warehouse facility with outside storage for trailer parking. The building is located within the center portion of the site. Access is from Cheyenne Avenue via 2 driveways. One driveway allows for truck access along the east property line and is separate from the automobile parking lot. The second driveway allows employees and/or customers to access the parking lot. The applicant is requesting to expand the outside storage area farther to the north for expanded trailer parking and will include a fuel island with a 400 square foot concrete pad and a 416 square foot canopy. There are currently 192 spaces for truck parking and 143 on-site automobile parking spaces for employees and customers. Off-site

improvements are proposed along Colton Avenue, including detached sidewalks. There will be no proposed access from Colton Avenue to the site. No additional automobile parking spaces are proposed.

Landscaping

On-site landscaping will be installed with medium trees planted at a maximum 30 foot spacing along Colton Avenue. Currently, there is existing landscaping along Cheyenne Avenue and within the parking lot. No landscaping is proposed in the area designated for the expanded outdoor storage.

Applicant’s Justification

The applicant states this proposed expansion will be for outside storage for freight parking and installation of a fuel island station with canopy. The existing buildings are to remain as is. The proposed trailer yard expansion north of the existing trailer yard is designed for 75 additional truck parking stalls.

Prior Land Use Requests

Application Number	Request	Action	Date
VC-0769-00	Variance to waive landscaping along side property lines and permit a solid 8 foot metal fence with 2 feet of security wire	Approved by BCC	August 2000
ZC-0542-99	Reclassified 10.2 acres from R-E to M-1 zoning for freight transfer station; use permit for a 7,600 square foot office building	Approved by BCC	May 1999

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Business Employment	RS5.2 (AE-75)	Single-family residential
South & West	Business Employment	IL (AE-80 & APZ-2)	Warehouse
East	Business Employment	IP (AE-75 & APZ-2)	Undeveloped

Related Applications

Application Number	Request
VS-24-0204	A request to vacate and abandon 5 feet of right-of-way along Colton Avenue is a companion item on this agenda.

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

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.

The applicant has provided a landscape plan that shows medium trees spaced every 30 linear feet. The plans identify the tree as large in terms of spread, but the trees do not meet the minimum height requirement for large trees. Since the shade canopy meets the area as if large trees were planted; therefore, staff can support both requests.

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.

Staff finds the business operation is compatible with the surrounding area and supports related business within this area and for Nellis Air Force Base operations. Staff also finds that the business will not negatively impact adjacent residential developments as this use has been in operation since 2002. The northern section is shielded from the right-of-way by an 8 foot high block wall. Therefore, staff can support this request.

Staff Recommendation

Approval.

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

- 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; 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;
- Full off-site improvements.
- Applicant is advised that the installation of detached sidewalks will require the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been initiated for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0258-2024 to obtain your POC exhibit; and that wastewater flow rates that exceed CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: PROLOGIS LP

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