

OUTSIDE STORAGE YARD
(TITLE 30)

GOWAN RD/LAMONT ST

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-23-0477-RMR GOWAN, LLC:

ZONE CHANGE to reclassify 3.7 acres from an M-D (Designed Manufacturing) (AE-70 & AE-75) Zone to an M-1 (Light Manufacturing) (AE-70 & AE-75) Zone.

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** allow an attached sidewalk; **2)** eliminate landscaping; and **3)** eliminate trash enclosure.

DESIGN REVIEW for outside contractor storage yards.

Generally located on the south side of Gowan Road and the east side of Lamont Street within Sunrise Manor (description on file). MK/rk/syp (For possible action)

RELATED INFORMATION:

APN:

140-08-701-009

WAIVERS OF DEVELOPMENT STANDARDS:

1. Allow an attached sidewalk with reduced street landscaping along Gowan Road and Lamont Street where a detached sidewalk and landscaping are required per Section 30.64.030 and Figure 30.64-17.
2.
 - a. Eliminate landscape buffer adjacent to a less intensive use (manufactured home park) where required per Table 30.64-2 and Figure 30.64-11.
 - b. Eliminate parking lot landscaping where landscaping is required per Figure 30.64-14.
3. Waive trash enclosure requirements where a trash enclosure is required per Section 30.56.120.

PROPOSED LAND USE PLAN:

SUNRISE MANOR - INDUSTRIAL EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 3.7
- Project Type: Outside contractor storage yards
- Parking Required/Provided: 18/26

Site Plan

This application is a zone boundary amendment to reclassify the property from M-D to M-1 zoning. Currently the site is undeveloped with a proposal to have multiple small storage yards with driveways along Gowan Road. A total of 8 outside “contractor” storage yards are depicted on plans. The yards will be between 9,560 square feet to 11,734 square feet. One of the lots will be 27,534 square feet. According to the applicant, these may change over time to meet tenants’ needs. There are 4 commercial entry drives (dual access for 2 side-by-side lots) with remote activated security gates on Gowan Road. The sliding gates are set back 50 feet from Gowan Road and each are 28 feet wide with wrought iron appearance and metal mesh screening. The perimeter wall will be a 10 foot tall decorative block. The subject property shares a common property line with a manufactured home park to the south. All outside area used for parking, maneuvering, and storage will be paved and there are no buildings associated with this use.

Landscaping & Buffering

Since the entire parcel will be used as outside storage, the perimeter of the facility will be screened with a 10 foot high decorative block wall. Along the south property line, there is no landscape buffer proposed which requires the waiver of development standards to eliminate the landscaping adjacent to a less intense use. Street landscaping consists of 6 feet of landscaping behind a proposed attached sidewalk along Gowan Road and Lamont Street.

Signage

Signage is not a part of this request.

Applicant’s Justification

The applicant indicates the zone boundary amendment from M-D to M-1 zoning is compatible with the character and condition of the area. The site is within the Nellis Air Force Base designated area for airport environs. The applicant further states the proposed amendment will not adversely impact any service providers, and the 10 foot high screen wall will assist in buffering the intended use to the surrounding properties.

Prior Land Use Requests

Application Number	Request	Action	Date
DR-0473-08	Modifications to an approved automobile maintenance facility - expired	Approved by PC	June 2008
ZC-0163-08	Reclassified the site to M-D zoning for an automobile maintenance facility	Approved by BCC	March 2008

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Business Employment	R-E & C-2	Mini-warehouse facility
South	Business Employment	R-E	Manufactured home park
East	Business Employment	C-1	Convenience store
West	Business Employment	R-3	Multiple family residential

Related Applications

Application Number	Request
PA-23-700022	A plan amendment to re-designate the land use category from Business Employment (BE) to Industrial Employment (IE) is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

Zone Change

There is a concurrent plan amendment application to re-designate the land use category from Business Employment (BE) to Industrial Employment (IE). Staff is concerned about the potential precedent that would be created by reclassifying the zoning and planned land use to a more intense industrial use. This could lead to a conforming zone change to M-2, generally described in Title 30.40.250 as the following: “The M-2 Industrial District is intended to provide areas suitable for the location and operation of the most intense manufacturing and industrial activities.” The site is immediately adjacent to an existing residential manufactured home park to the south and is abutting an existing R-3 zoned multiple family residential development to the west across Lamont Street. Additionally, the required buffer between the residential use to the south and the proposed use is being waived which does not comply with Policy 1.4.4 which encourages in-fill development that is compatible with the scale and intensity of the surrounding area; therefore, staff cannot support the proposed zone boundary request.

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.

Waiver of Development Standards #1

Detached sidewalks are a required standard to remove pedestrians away from the lanes of travel. Additionally, providing trees on both sides of a detached sidewalk provides shade to the sidewalk area during multiple times of the day, and would provide an added visual relief for the proposed 10 foot high screen wall; therefore, staff cannot support this request.

Waiver of Development Standards #2a

Outside storage is an intense use adjacent to residential developments to the south and the southwest. In addition, the proposal is for outside storage lots without a building or staff on site. Noise from the yard may occur at any time of the day or night, rather than a typical business.

Landscaping helps to buffer negative impacts from the outside storage; therefore, staff does not support this request.

Waivers of Development Standards #2b and #3

The storage yards are proposed with no internal parking lot landscaping. The requirement to install parking lot landscaping would have an impact on the efficient movement of large trucks and trailers associated with this business. Also based on this use, staff does not have a specific concern on the removal of the trash enclosure requirement. However, staff is unable to support these waivers since the overall design cannot function independent of the zone change, which staff is not supporting.

Design Review

Staff cannot support an outside storage yard which does not propose any landscaping on the site, especially along the street and adjacent to less intense residential uses.

Staff Recommendation

Denial. This item will be forwarded to the Board of County Commissioners' meeting for final action on October 18, 2023 at 9:00 a.m., unless otherwise announced.

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:

- No Resolution of Intent and staff to prepare an ordinance to adopt the zoning;
- Work with the Las Vegas Metropolitan Police Department for the installation and use of security cameras and surveillance operation;
- Storage yard to be open between 6:00 a.m. and 7:00 p.m.;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that the County has adopted a rewrite to Title 30 effective January 1, 2024, 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; 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 the waivers of development standards and design review must commence within 2 years of approval date or they will expire.

Public Works - Development Review

- Drainage study and compliance;
- Full off-site improvements;

- Right-of-way dedication to include 40 feet for Gowan Road and associated spandrel.

Fire Prevention Bureau

- Applicant is advised to submit plans for review and approval prior to installing any gates, speed humps (speed bumps not allowed), and any other Fire Apparatus Access Roadway obstructions.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC: Sunrise Manor - denial.

APPROVALS:

PROTESTS:

APPLICANT: RMR GOWAN, LLC

CONTACT: G. C. GARCIA, INC C/O GEORGE GARCIA, 1055 WHITNEY RANCH DRIVE, SUITE 210, LAS VEGAS, NV 89014