

06/01/21 PC AGENDA SHEET

OFFICE/WAREHOUSE/STORAGE
(TITLE 30)

HOLT AVE/MARION DR

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-21-0155-NEVADA REALCO COM, LLC:

USE PERMIT to waive the screening requirements for an outside storage area.

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** waive parking lot landscaping; and **2)** waive landscaping adjacent to a less intense use.

DESIGN REVIEW for a proposed office/warehouse building with an outside storage yard on 0.9 acres in an M-D (Designed Manufacturing) (AE-65 & APZ-2) Zone.

Generally located on the north side of Holt Avenue, 770 feet east of Marion Drive within Sunrise Manor. MK/rk/jo (For possible action)

RELATED INFORMATION:

APN:

140-20-610-034

WAIVERS OF DEVELOPMENT STANDARDS:

1. Eliminate parking lot landscaping where landscaping per Figure 30.64-14 is required.
2. Eliminate landscaping adjacent to a less intense use (to the north and west) where landscaping per Figure 30.64-11 is required.

LAND USE PLAN:

SUNRISE MANOR - BUSINESS AND DESIGN/RESEARCH PARK

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 0.9
- Project Type: Office warehouse building and outside storage yard
- Number of Stories: 1
- Building Height (feet): 18
- Square Feet: 4,200
- Parking Required/Provided: 7/8

Site Plans

The plans depict a 1 story, 4,200 square foot office/warehouse building located near the center of the parcel toward Holt Avenue. An outside storage yard is located behind the proposed building

on the northern portion of the site which does not exceed Code requirements for outside storage. The development will utilize both existing and proposed 6 foot high chain-link fencing. This property is surrounded by existing or planned industrial uses; however, the parcel to the west currently has a single family home on the property. The proposed building is set back 29 feet from the west property line, 29 feet from the east property line, and 120 feet from the south property line. The roll-up doors are on the south side of the building and the truck parking will be located within the storage yard on the north side of the building. The remaining front portion of the site is designated for parking areas, drive aisles, and landscaping. Access to the site will be from Holt Avenue to the south.

Landscaping

Street landscaping consists of a 6 foot wide landscape area with trees and shrubs behind an attached sidewalk along Holt Avenue. Interior to the site there is no additional landscaping.

Elevations

The plans depict a 1 story, 18 foot high, office/warehouse building constructed of decorative prefabricated metal siding with framed storefront window and door systems. The storage yard is enclosed by a 6 foot high chain-link fence.

Floor Plans

The plans depict a 3,697 square foot warehouse area with a 503 square foot incidental office area at the southwest corner of the building.

Signage

Signage is not a part of this request.

Applicant’s Justification

The applicant indicates the site will be used as an office/warehouse and equipment storage facility for Concepto’s Concrete, LLC. Outside storage area will used for storing mechanic tools and equipment. The applicant believes the request will be compatible with the existing office/warehouse and outside storage uses in the area. Furthermore, this request is also consistent with intent of the Airport Environs AE-65 and APZ-2 overlay.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-18-0299	Reclassified this site to M-D zoning for a future light manufacturing development with no plans	Approved by BCC	June 2018

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
East	Business and Design/Research Park	R-E	Undeveloped
West	Business and Design/Research Park	R-E	Single family residence
North	Industrial	R-E	Contacto storage yard

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
South	Business and Design/Research Park	R-E	Contactoer storage yard

STANDARDS FOR APPROVAL:

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

Analysis

Current 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 Comprehensive 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.

Outside storage areas in this part of Sunrise Manor have shown to be appropriate and typically do not impact adjacent industrial uses. The surrounding parcels are either master planned or zoned for industrial uses and the parcels that have not been re-zoned to an industrial use are expected to be like development in the future. Therefore, staff can support the use permit 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.

Waivers of Development Standards #1 & #2

The project will provide a total of 8 parking spaces with most of the stalls located near the street landscape buffer along Holt Avenue. Based on the design of this project, Code requires 3 landscape fingers. Staff finds by eliminating these landscape fingers will allow for better vehicle maneuvering in the parking lot. Additionally, staff finds even though the subject site is directly adjacent to an existing single family home, the surrounding area is planned for light industrial uses and is expected to be like development in the future. With proper screen walls, the landscape requirement to a less intense use is not necessary.

Design Review

The proposed development is in an area that generally has established outside storage and office/warehouse uses. Staff finds that the proposed warehouse building is compatible with existing and planned uses in the surrounding area. However, staff is concerned with the 6 foot high chain-link fence along the west property line. Urban Land Use Policy 101 of the Comprehensive Master Plan encourages industrial developments to be complementary with

abutting uses through site planning and building design. This project has not satisfied this policy and staff recommends adding a condition to provide mesh fencing along the entire west property.

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 Comprehensive Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Current Planning

- Install and properly maintain mesh fencing along the entire west property line;
- Work with the Las Vegas Metropolitan Police Department for the installation of security cameras and surveillance operation;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- 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; 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

- Drainage study and compliance;
- Full off-site improvements;
- Gates shall remain open during business hours.

Building Department - Fire Prevention

- 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)

- 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 #00166-2021 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require a new POC analysis.

TAB/CAC: Sunrise Manor - approval.

APPROVALS:

PROTESTS:

APPLICANT: VALENCIA PROPERTIES, LLC

CONTACT: GENESIS JAMESON, 9420 W. SAHARA AVE, SUITE 100, LAS VEGAS, NV
89117