

04/02/24 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-24-0024-NEVADA C & M CORP:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) wall height; and 2) reduce street landscaping in conjunction with a recreation vehicle park and mini-warehouse development on 17.7 acres in a CG (Commercial General) Zone.

Generally located on the south side of Sahara Avenue, 350 feet west of Lamb Boulevard within Sunrise Manor. TS/bb/ng (For possible action)

RELATED INFORMATION:

APN:

161-07-501-001; 161-06-802-001

WAIVERS OF DEVELOPMENT STANDARDS:

1. Allow an 8 foot high decorative fence where 3 feet is the maximum height allowed for a fence or wall per Section 30.04.03.
2. Eliminate landscaping with an attached sidewalk where 10 feet of landscaping is required per Section 30.04.01 (a 100% reduction).

LAND USE PLAN:

SUNRISE MANOR - CORRIDOR MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: 4001 E. Sahara Avenue
- Site Acreage: 17.7
- Project Type: Landscaping and decorative fence

Site Plan

The plan depicts a portion of a 17.7 acre recreational park and mini-warehouse storage area on the south side of Sahara Avenue west of Lamb Boulevard and east of US 95. The mini-warehouse and recreational vehicle park were developed after approval of ZC-0048-75 and ZC-0994-95. The frontage along Sahara Avenue includes an existing attached sidewalk, a 10 foot wide strip of land, and existing 4 foot high decorative block wall on the property line. The plans depict an additional 4 feet of wrought iron on top of the existing wall for a total height of 8 feet.

Landscaping

The original landscape plan shows a 10 foot wide planting strip along Sahara Avenue with trees and shrubs. Most of the plant material is no longer in the planting strip. The applicant is proposing to not plant trees or shrubs in the area between the sidewalk and existing wall. It appears that the landscaping strip is in the Sahara Avenue right-of-way.

Applicant's Justification

The applicant is proposing to add up to 4 feet of wrought iron to the top of an existing 4 foot high decorative block wall that was built when the recreation vehicle park was developed. The applicant states there is a problem with people accessing the property over the low wall and an additional wrought iron decorative fence on top of the wall will keep people from accessing the property. There are numerous streetlights and a power line located on the south edge of the attached sidewalk along Sahara Avenue.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-1082-00	Reclassified to C-2 zoning for Title 30	Approved by BCC	September 2000
ZC-0994-95	Reclassified to C-3 for a mini-warehouse	Approved by BCC	August 1995
ZC-0048-75	Reclassified from R-E to R-V-P, C-2, and M-1 zoning and constructed a 264 space recreational vehicle park	Approved by BCC	June 1975

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Mid-Intensity Suburban Neighborhood (up to 8 du/ac) & Neighborhood Commercial	RS3.3 & CG	Single family residential, undeveloped, & retail
South	Public Use & Compact Neighborhood (up to 18 du/ac)	PF & RS5.2	Drainage channel & single family residential
East	Public Use	RS20	Utility power substation
West	Public Facility & Business Employment	CM & IP	US 95 & industrial

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

Waivers 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.

Waiver of Development Standards #1

The proposed addition of up to 4 feet of wrought iron decorative fence material on top of an existing 4 foot wall will enhance the visual appeal of the perimeter wall and fence and provide a measure of security for the property and mobile recreational vehicle users. Therefore, staff does not object to the additional decorative fence height addition.

Waiver of Development Standards #2

The elimination of landscaping along Sahara Avenue in this location will leave a previously approved planter area as dirt and rock and will not meet the intent of Title 30 for landscaping of commercial and recreational facilities. This area does not appear to have been planted or maintained with landscaping since at least 1990. This location experiences a higher level of heat vulnerability and would benefit from the additional trees. Policy 3.6.1 of the Master Plan supports mitigation of heat island effects. Staff cannot support the waiver request.

Staff Recommendation

Approval of waiver of development standards #1; denial of waiver of development standards #2.

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:

- 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

- No comment.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC: Sunrise Manor - approval (decorative rock needs to be placed in between the wall and sidewalk; existing wall to be painted; and low water/drought resistant landscaping is encouraged).

APPROVALS:

PROTESTS:

APPLICANT: RANDY LEE GRAHAM

CONTACT: LISA LUNDSTROM, ALL-STAR FENCE CO, 4845 W. RENO AVENUE, LAS VEGAS, NV 89118