

03/19/25 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-25-0024-UNIVERSAL CONCRETE, INC.:

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** eliminate street landscaping; **2)** waive full off-site improvements; and **3)** reduce driveway width.

DESIGN REVIEW for storage buildings in conjunction with an existing office and outside storage yard on 1.38 acres in an IL (Industrial Light) Zone within the Airport Environs (AE-80 & APZ-1) Overlay.

Generally located on the east side of Ringe Lane, 1,020 feet south of Cheyenne Avenue within Sunrise Manor. MK/jm/kh (For possible action)

RELATED INFORMATION:

APN:

140-16-102-011

WAIVERS OF DEVELOPMENT STANDARDS:

1. Eliminate street landscaping along Ringe Lane where a 6 foot wide landscape area consisting of 1 large tree every 30 feet on center is required per Section 30.04.01.D.
2. Waive full off-site improvements (curb, gutter, sidewalk, streetlights, and partial paving) along Ringe Lane where off-site improvements are required per Section 30.04.08.C.
3. Reduce the central driveway width to 20 feet where 32 feet is required per Uniform Standard Drawing 222.1 (a 38% decrease).

LAND USE PLAN:

SUNRISE MANOR - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: 3032 Ringe Lane
- Site Acreage: 1.38
- Project Type: Off-site improvements, driveway geometrics, setbacks, and gate
- Building Height (feet): 12 (maintenance shed)/13 (semi-trailer)/12 (supply shed)/13 (tool shed)/11 (supply shed)
- Square Feet: 800 (maintenance shed)/320 (semi-trailer)/504 (supply shed)/120 (tool shed)/160 (supply shed)

History

This site was originally approved for an office with an outside storage yard in 1994. The application expired and the use was re-approved by ZC-1366-99 (with the parcels to the east).

The off-site improvements and landscaping were waived; however, the waiver required a review which did not occur, and the application expired. At this time the applicant is requesting to waive the off-site improvements and landscaping and allow storage buildings.

Site Plan

The plan depicts an existing construction business that contains a main office building as well as several outbuildings that are used for storage and incidental maintenance. Two entrances are shown off Ringe Lane. The south entrance, adjacent to the south property line, has a gate that is set back approximately 77 feet from Ringe Lane while another entrance with a sliding gate is centrally located on the west parcel line. Behind the central gate is a large, paved area for parking that terminates at the front of the main office building. The accessory buildings are mainly in the southeast corner of the parcel while the area of outside storage is mainly in the northeast corner. The metal wall along the front (west) property line will be removed as corrugated metal is not a permitted fence material. A screen fence must replace the metal fence. The parcel to the south is vacant with a planned land use of Business Employment.

Landscaping

The applicant is requesting to waive all landscaping.

Elevations

The office building has a stucco exterior with a pitched asphalt shingle roof. A semi-trailer (Building 5 on the plan) is shown at 13 feet tall while a modular building (Building 6) is shown at 12 feet tall with vertical wooden siding. Building 7 is shown at 13 feet tall with stucco siding while Building 8 is shown at 11 feet tall with vertical wooden siding. Finally, a maintenance shade structure is shown at 12 feet tall.

Floor Plans

The office building is 2,250 square feet. The remainder of the structures have open floor plans and are used for storage.

Applicant's Justification

The applicant states they are requesting landscape and off-site improvement waivers because no other surrounding properties have off-site improvements such as curb, gutter, sidewalk, streetlights, and landscaping. They further state they are requesting a waiver for their driveway widths because they are not making any changes to the driveways that have been previously approved.

Prior Land Use Requests

Application Number	Request	Action	Date
WC-0419-99	Waiver for off-site improvements - expired	Approved by BCC	November 1999
ZC-1366-99	Zone change to M-1 with a waiver for off-site improvements	Approved by BCC	October 1999

Prior Land Use Requests

Application Number	Request	Action	Date
VC-0733-95	Variances for outside storage, on-site paving, screening, landscape strip, and walled trash area - expired	Approved by PC	August 1995
ZC-0356-94	Zone change to M-1, variances for parking space, landscape strip, enclosed trash area, and access control - expired	Approved by BCC	June 1994

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North & South	Business Employment	RS20 (AE-80 & APZ-1)	Industrial
South	Business Employment	IL (AE-80 & APZ-1)	Vacant
East	Business Employment	IL (AE-80 & APZ-1)	Industrial
West	Business Employment	CG (AE-80 & APZ-1)	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

Code requires a 6 foot wide landscape strip along the street when a sidewalk is not provided. The purpose of street landscaping is to help reduce the heat island effect. There is no landscaping along Ringe Lane and the applicant does not propose to place the required landscaping along this road. This request violates Policy 3.6.1 of the Master Plan which seeks to mitigate the urban heat island effect by reducing the footprint of hardscaped areas and reducing heat absorption by exterior surfaces. However, the property was granted waivers in 1994 (ZC-0356-94), 1995 (VC-0733-95), and 1999 (WC-0419-99) to eliminate street landscaping and Ringe Lane has never been landscaped as seen through historic aerial imagery going back to 1996. Therefore, because they had been granted waivers for street landscaping in the past and other properties along Ringe Lane lack landscaping, staff can support this request.

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.

Section 30.04.05 indicates accessory structures that are visible from the street shall use complementary exterior colors and building materials compatible with the primary building. Although in this case the buildings do not have complementary exteriors, the buildings are compatible with the surrounding industrial areas. Therefore, staff could support this request, however since Public Works is not supporting waivers of development standards #2 and #3, staff cannot support the design review.

Public Works - Development Review

Waiver of Development Standards #2

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 #3

The reduction in driveway width along Ringe Lane reduces the safety of vehicles entering and exiting the site. Narrower driveways will result in more vehicles stopping in the right-of-way while drivers attempt to negotiate the tight turns that will be required. Therefore, staff cannot support this request.

Staff Recommendation

Approval of waiver of development standards #1; denial of waivers of development standards #2 and #3 and the design review.

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:

- Metal fence must be removed and replaced with a screen fence;
- No gathering of individuals in an area that would result in an average density of greater than 25 persons per acre per hour during a 24-hour period, not to exceed 50 persons per acre at any time;
- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance and payment of the tree fee-in-lieu is required for any required trees waived.

- 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; certain uses are not permitted in the airport environs and certain other uses will require a special use permit; approval of this application does not constitute or imply approval of any other County issued permit, license or approval; 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

- Execute a Restrictive Covenant Agreement (deed restrictions).

Fire Prevention Bureau

- No comment.

Southern Nevada Health District (SNHD) - Engineering

- Applicant is advised to contact the SNHD Environmental Health Division at septics@snhd.org or (702) 759-0660 to obtain written approval for a Tenant Improvement, so that SNHD may review the impact of the proposed use on the existing Individual Sewage Disposal (Septic) System.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC: Sunrise Manor - approval.

APPROVALS:

PROTESTS:

APPLICANT: DENISSE COBIAN VILLAFANA

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