

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-26-0180-MUNOZ AMBROCIO & PETERSON HELEN:

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** modified residential adjacency standards; and **2)** waive off-site improvements.

DESIGN REVIEW for proposed vehicle maintenance or repair facility and outdoor storage and display on 2.82 acres in an IL (Industrial Light) Zone within the Airport Environs (AE-80 & APZ-1) Overlay.

Generally located south of Cheyenne Avenue and west of Betty Lane within Sunrise Manor.
MK/rg/cv (For possible action)

RELATED INFORMATION:

APN:

140-16-102-016; 140-16-102-017

WAIVERS OF DEVELOPMENT STANDARDS:

1. Allow outdoor storage where not permissible as primary or accessory use per Section 30.04.06E.
2. Waive full off-site improvements (sidewalk, curb, gutter, streetlights and partial pavement) along Betty Lane where required per Section 30.04.08C.

LAND USE PLAN:

SUNRISE MANOR - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: 3055 and 3077 Betty Lane
- Site Acreage: 2.82
- Project Type: Vehicle maintenance or repair and outdoor storage
- Number of Stories: 1
- Building Height (feet): 18 (Vehicle maintenance building)/9 (Storage container)
- Square Feet: 1,500 (Vehicle maintenance building)/320 (Storage container)
- Parking Required/Provided: 5/5
- Sustainability Required/Provided: 7/3

Site Plan

The site is comprised of 2 parcels located on the west side of Betty Lane. The plan shows 2 existing driveways connecting to Betty Lane, with an existing rolling gate at the southernmost

driveway. The existing centrally located swinging gates will be set back 25 feet west from the property line, and the gates will remain unlocked during business hours.

A 320 square foot storage container with an attached shade structure is located near the northeast portion of the property, and a new 1,500 square-foot prefabricated metal building for vehicle maintenance is shown toward the center of the site. Outdoor storage areas throughout the site. A trash enclosure is proposed at the southeast corner of the site. Parking is located along the east property line, south of the centrally located gates. A new 8 foot high chain link fence with a screen mesh is proposed, and will be set back 10 feet from the property line, and the fence height meets the requirements for security fencing.

The applicant requests waivers to permit outdoor storage where it is not otherwise allowed when adjacent to residential zoned property to the west and waive full off-site improvements along Betty Lane.

Landscaping

A 10 foot wide street front landscape area is provided along Betty Lane with required street trees and shrubs per Title 30. Buffering and screening is provided at the southwest corner of the site.

Elevations

The elevations show the vehicle maintenance building finished with metal siding and a building height of 18 feet. A general note identifies the building as finished in earth-tone colors. The plans also depict the existing storage container and attached shade structure, with the container constructed of metal siding and a height of 9 feet.

Floor Plans

The vehicle maintenance building is an open floor plan with no interior partitions and a total building area of 1,500 square feet. The storage container with the attached shade structure is also an open layout with no interior divisions, with the container measuring approximately 320 square feet.

Applicant's Justification

The applicant states that the proposed vehicle maintenance and repair use with outdoor storage is consistent with surrounding properties, noting that adjacent sites are used for vehicle maintenance, dismantling, and storage. The applicant explains that only employees access the site during business hours and that a new pre-fabricated metal shop building is proposed. Waivers of development standards are requested to allow outdoor storage where it is not permissible as a primary or accessory use when adjacent to residential zoned property and to waive full off-site improvements along Betty Lane, including sidewalk, curb, gutter, streetlights, and partial pavement.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-0437-17	Zone change from R-E and M-D (AE-80) (APZ-1) Zone to M-1 (AE-80) (APZ-1), use permit, waivers of development standards, and design review for vehicle dismantling yard and outdoor storage yard - expired	Approved by BCC	July 2017
ZC-0109-10	Zone change from R-E and M-D (AE-80) (APZ-1) Zone to M-1 (AE-80) (APZ-1), use permit, waivers of development standards, and design review for light manufacturing facility - expired	Approved by BCC	June 2010

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Business Employment	IL (AE-80 & APZ-1)	Outdoor storage
South	Business Employment	IL (AE-80 & APZ-1)	Warehouse building
East	Business Employment	IL (AE-80 & APZ-1)	Outdoor storage
West	Business Employment	RS20 & IL (AE-80 & APZ-1)	Single-family residence & outdoor storage

Clark County Public Response Office (CCPRO)

CE23-30139 is an active violation for not having active land use entitlements or approved permits.

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 & Design Review

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.

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.

Residential adjacency standards promote compatible transitions between land-use areas of differing intensities and are intended to reduce potential negative impacts when higher-intensity development is located near residential zoning districts. A portion of the southwest corner of the site is adjacent to RS20 zoning, which triggers the residential adjacency standards due to the outdoor storage in this location. However, this site is within the Airport Environs (AE-80) Overlay where residential uses are not appropriate. In addition, this area is master planned for industrial uses. The plans depict a landscape buffer adjacent to the residentially zoned property; therefore, staff can support this request.

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.

Staff Recommendation

Approval of waiver of development standards #1 and design review; 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:

- Work with the Las Vegas Metropolitan Police Department for the installation of security cameras and surveillance operation;
- 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.
- Applicant is advised that certain uses are not permitted in the airport environs and certain other uses will require a special use permit, and 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;
- Execute a Restrictive Covenant Agreement (deed restrictions);
- Applicant shall agree to participate on a Special Improvement District (SID) for off-site improvements, including but not limited to, fire hydrants, curb and gutter, paving and streetlights.

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)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0509-2026 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC: Sunrise Manor - approval.

APPROVALS:

PROTESTS:

APPLICANT: AMBROCIA MUNOZ

CONTACT: RIK SALEMME, 596 E. KELS福德 DRIVE, LAS VEGAS, NV 89123