

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-25-0290-GOLDSTROM & DEAN II, LLC:

HOLDOVER WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce setback; **2)** reduce street landscaping; and **3)** eliminate parking lot landscaping.

DESIGN REVIEW for a proposed outdoor storage yard on 11.95 acres in an IL (Industrial Light) Zone.

Generally located on the west side of Cameron Street and the north side of Diablo Drive (alignment) within Paradise. MN/md/kh (For possible action)

RELATED INFORMATION:

APN:

162-30-311-001

WAIVERS OF DEVELOPMENT STANDARDS:

1. a. Reduce the front setback for a proposed security fence along Cameron Street to 5 feet where a minimum front setback of 20 feet is required per Section 30.02.19 (a 75% reduction).
- b. Reduce the front setback for a proposed security fence along Decatur Boulevard to 5 feet where a minimum front setback of 20 feet is required per Section 30.02.19 (a 75% reduction).
2. a. Reduce street landscaping along Cameron Street to one, 5 foot wide landscape strip where two, 5 foot wide landscape strips are required on both sides of a detached sidewalk.
- b. Reduce street landscaping along Decatur Boulevard to one, 5 foot wide landscape strip where two, 5 foot wide landscape strips are required on both sides of detached sidewalk.
3. Eliminate parking lot landscape islands and trees where a landscape island shall be provided every 6 parking spaces and at the end of each row of parking per Section 30.04.01D.

LAND USE PLAN:

WINCHESTER/PARADISE - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: 5455 Cameron Street
- Site Acreage: 11.95
- Project Type: Outdoor storage yard

- Area (acres): (individual storage yards): 2.39 (storage yard 1)/1.46 (storage yard 2)/3.45 (storage yard 3)/2.82 (storage yard 4)
- Parking Required/Provided: 17/17
- Sustainability Required/Provided: 7/0

History and Request

A use permit to maintain a mobile home as a watchman's residence in conjunction with an equipment storage yard was approved via UC-213-87 by the Planning Commission in August 1987. The applicant is now proposing a reconfigured outdoor storage yard, without any structures, consisting of 4 separate storage areas within the subject property. All existing structures on the project site will be demolished as part of this application request. CE24-21526 is an active violation for the accumulation of solid waste, storage of unlicensed, unregistered, or inoperable vehicles, and stacking or piling above the height of a required screen fence or wall on the subject property. Several waivers of development standards including reduced setback, reduced street landscaping, and the elimination of parking lot landscaping are also part of this request and are described in further detail within the sections below.

Site Plans

The plans depict a proposed outdoor storage yard located on an 11.95 acre site at the northwest corner of Diablo Drive and Cameron Street. The outdoor storage yard is divided into 4 separate areas, storage yards 1 through 4, with each yard measuring between 1.46 to 3.45 acres. Each storage yard will be secured by a security fence (chain link with barbed wire) measuring 9.5 feet in height. Furthermore, the storage yard will be secured by a 9.5 foot high security fence with mesh screening located around the perimeter of the site. The security fence is adjacent to a proposed 5 foot wide detached sidewalks located along Cameron Street and Decatur Boulevard. Therefore, the front setback is measured from a line 5 feet behind the curb necessitating a waiver of development standards to reduce the setback for the security fence. Access to the storage yards is granted via an east/west vehicle drive aisle measuring 24 feet in width connecting to proposed commercial driveways along Cameron Street and Decatur Boulevard. The drive aisle is secured by 2 access gates that are set back a minimum of 50 feet from the east/west property lines and will remain open during business hours. Parking for the outdoor storage yard is located at the northeast corner of the site, immediately to the east of storage yard 2. Seventeen parking spaces are required for the outdoor storage yard where 17 parking spaces have been provided. The applicant has obtained a letter from Republic Services stating the subject property will be used as a storage yard and will not be generating any waste to be removed; therefore, a trash enclosure is not provided with the proposed development.

Landscaping

The plans depict proposed detached sidewalks measuring 5 feet in width along Cameron Street and Decatur Boulevard. A single, 5 foot wide landscape strip is provided adjacent to Cameron Street and Decatur Boulevard with trees planted between 15 to 16 feet on center, which also includes shrubs and groundcover. Fifteen trees are provided along Cameron Street where 13 trees are required. Nine trees are provided along Decatur Boulevard where 13 trees are required. A waiver of development standards is required to allow a single landscape strip along the street where 2 landscape strips are required on both sides of the detached sidewalk. No parking lot landscaping is provided within the interior of the site, necessitating a waiver of development standards request.

Applicant's Justification

The property is surrounded by industrial developed properties that are all master planned Business Employment. Outside storage has been at this site since 1987. The entire site will be paved, and the asphalt will be striped to provide the required parking for the outdoor storage yard. The outdoor storage is intended for a temporary use. When permanent development begins, the parking lot landscaping would be destroyed or removed. This site is temporary, and we would like to have as much space for storage as possible. When the site is developed permanently, the fence will be relocated or removed. Landscaping is proposed so the appearance will be improved along the street frontage. The fence is a security fence and is located in the front setback. There is currently no landscaping along the street frontage. The attached sidewalks along both streets will be reconstructed with detached sidewalks with landscaping provided adjacent to the street. Once the site is redeveloped for the final design, the fence will more than likely be removed. There is a drainage channel adjacent to the sidewalk on the Cameron frontage, so landscaping cannot be placed between the sidewalk and the fence.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-0009-12	Overhead communication line on multiple parcels	Approved by PC	March 2012
TM-500098-08	1 lot industrial subdivision	Approved by PC	June 2008
ET-4000285-01 (UC-213-87)	Use Permit fourth extension of time	Approved by PC	November 2001
UC-213-87	Use Permit third extension of time	Approved by PC	September 1996
ET-332-91 (UC-213-87)	Use Permit second extension of time	Approved by BCC	November 1991
UC-213-87	Use Permit first extension of time	Approved by PC	September 1989
UC-213-87	Use permit to maintain a mobile home as a watchman's residence in conjunction with an equipment storage yard	Approved by PC	August 1987

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Business Employment	IL	Office/warehouse development & vehicle maintenance & repair
South	Business Employment	IL	Vehicle maintenance & repair, vehicle paint/body shop; veterinarian clinic; & outdoor storage

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
East	Business Employment	IL	Office/warehouse complex & equipment rental
West	Business Employment	IP & IL	Office/warehouse building & vehicle maintenance & repair complex

Related Applications

Application Number	Request
VS-25-0291	A vacation and abandonment for a portions of right-of-way being Decatur Boulevard and Cameron Street is a companion item on this agenda.

Clark County Public Response Office (CCPRO)

CE24-21526 is an active violation for the accumulation of solid waste, storage of unlicensed, unregistered, or inoperable vehicles, and stacking or piling above the height of a required screen fence or wall.

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

Staff finds the request to reduce the front yard setbacks for the security fence along Decatur Boulevard and Cameron Street is a self-imposed burden. Furthermore, since staff is not supporting waiver of development standards #2, staff recommends denial of this request.

Waiver of Development Standards #2

The intent of street landscaping is to enhance the perimeter of the project site by providing shade and reducing storm water run-off. Furthermore, the required street landscaping would provide an additional buffer between the proposed outdoor storage use and the public streets. Staff finds the request to waive the required street landscaping along Cameron Street and Decatur Boulevard is a self-imposed burden; therefore, recommends denial.

Waiver of Development Standards #3

The intent of requiring parking lot landscaping is to provide climate adaptable plant materials that enhance environmental conditions by providing shade and reducing storm water run-off. The absence of parking lot landscaping potentially increases higher surface level temperatures that affect the heat vulnerability index. The requested waiver is inconsistent with Policy 3.6.1 of the Master Plan, which seeks to mitigate the urban heat island effect in existing and new development through site and building features that provide shade, reduce the footprint of hardscaped areas, and otherwise help to reduce heat absorption by exterior surfaces. Staff finds the request to waive the required landscaping is a self-imposed burden; therefore, recommends denial.

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 other 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.

Staff is cognizant of the previously approved outdoor storage yard to the south of the project site. However, unlike the proposed outdoor storage yard associated with this request, that use is located behind existing buildings and does not immediately front Decatur Boulevard. Although the perimeter of the proposed outdoor storage yard is secured by a chain-link fence with mesh screening, staff is concerned with the proximity of the use to Decatur Boulevard, which is designated as an arterial street. The outdoor storage yard has 460 linear feet of street frontage adjacent to Decatur Boulevard, which is major thoroughfare for vehicles. Due to the totality of the waiver requests, which include reduced setbacks and landscaping, the proximity of the use along an arterial street, and the lack of sustainability points, staff cannot support this request and recommends denial.

Staff Recommendation

Denial.

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:

- 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; 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;
- Full off-site improvements;
- Reconstruct any unused driveways with full off-site improvements;
- Grant any unnecessary rights-of-way and/or easements;
- The installation of detached sidewalks will require the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC: Paradise - approval (additional 5 feet of landscaping along Decatur Boulevard).

APPROVALS: 2 cards

PROTESTS: 2 cards

PLANNING COMMISSION ACTION: June 3, 2025 – HELD – To 06/17/25 – per the applicant.

APPLICANT: GOLDSTROM & DEAN II, LLC

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