

05/19/26 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-26-0074-CHEYENNE DRIVE PROFESSIONAL BUILDING PTNRSHIP ET AL & HANCOCK RANDALL:

WAIVER OF DEVELOPMENT STANDARDS to increase retaining wall height.

DESIGN REVIEW for modifications to a previously approved mini-warehouse facility on 1.06 acres within a CG (Commercial General) Zone.

Generally located north of Twain Avenue and east of Tenaya Way within Spring Valley.
JJ/hw/cv (For possible action)

RELATED INFORMATION:

APN:

163-15-610-017

WAIVER OF DEVELOPMENT STANDARDS:

1. a. Increase the height of a retaining wall along the north property lines to 5.5 feet where 3 feet is the maximum height permitted per Section 30.04.03C (an 83% increase).
- b. Increase the height of a retaining wall along the west property line to 7.5 feet where 3 feet is the maximum height permitted per Section 30.04.03C (a 150% increase).

LAND USE PLAN:

SPRING VALLEY - CORRIDOR MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 1.06
- Project Type: Mini-warehouse facility
- Number of Stories: 1
- Building Height (feet): 23
- Square Feet: 23,433 (total)
- Parking Required/Provided: 0/1

History & Request

The subject site was previously approved for a mini-warehouse facility in May 2024 through UC-24-0093. The application approved a 23,433 square foot mini-warehouse facility with 42 total units spread across 2 buildings. The applicant is now requesting to modify the design of the

site to accommodate 7.5 foot and 5.5 foot tall retaining walls along the west and north property lines, respectively. Additionally, the applicant is revising the street landscaping plan to accommodate the placement of utilities and streetlights.

Site Plans

No major changes are proposed to the previously approved site plan with minor revisions shown to the parking and off-site connections. The previously approved plans depicted an unstaffed fully automated mini-warehouse facility with a total of 42 units. Entry to the site was shown from a two-way entrance along Twain Avenue. The gated entrance was set back 43 feet from the right-of-way. There was an emergency access gate along the north property line through a shared driveway easement with the shopping center to the north, however, this has been removed and replaced with a pedestrian gate that will connect with the property to the east. There were 2 buildings located on the site, on the east and west sides of the centrally located 54 foot wide two-way drive aisle. The drive aisle narrowed to 27 feet for the 7 northerly units. At the northeast corner of the site was a public restroom which included a mop sink and drinking fountain, a maintenance equipment yard, trash and recycling enclosure, and a parking space. This parking space has now been converted to an accessible space and rotated 90 degrees to be flush the perimeter wall. Building A was shown set back 10 feet from the south property line, 4 feet from the west property line, and zero feet from the north property line. Building B was set back 10 feet from the south property line, and zero feet from the east and north property lines.

The previously approved plans depicted an existing 2 foot retaining wall with a 6 foot screen wall along the west property line, along with existing screen walls along the north and east property lines. The plans now depict a 5.5 foot retaining wall with an accompanying screen wall on top along the north and northeast property lines with a similar amount of fill provided. Additionally, a 7.5 foot tall retaining wall is proposed along the west property line. The remaining retaining and screen walls remain as previously proposed.

Landscaping

Street landscaping along Twain Avenue previously consisted of large evergreen trees located within a 10 foot wide landscaping strip located behind an existing attached sidewalk. This landscaping strip contained 3 large trees on the west side of the driveway and 2 large trees on the east side of the driveway. The plans now depict a similar landscaping strip except 1 large tree is now provided on either side of the driveway which meets Title 30.

The remaining on-site landscaping will generally be maintained per the previously approved plans. The previously approved landscape plan also consisted of a 4 foot wide landscape strip with a single row of 39 evergreen trees planted 10 feet apart along the west property line. The applicant's previous waivers were to reduce the width of this landscape strip to 4 feet where 15 feet is required and to have 1 row of Evergreen trees where 2 rows are required. The applicant is now providing 38 evergreen trees planted every 10 feet apart with the evergreen tree being a low litter species in order to comply with a condition of approval issued as part of the previous application.

Elevations & Floor Plans

There are no proposed changes to the previously approved elevation or floor plans.

Applicant's Justification

The increase in both fill and retaining wall height is the result of the required drainage study and the heights and locations of these increases are needed for the proper drainage of the site. The proposed changes to the site, besides the fill and retaining wall height, otherwise comply with Code and the previously approved plans.

Prior Land Use Requests

Application Number	Request	Action	Date
TM-24-500024	Tentative map for a 1 lot commercial subdivision tentative map	Approved by PC	May 2024
UC-24-0093	Use permit and design review with waivers for a mini-warehouse facility	Approved by PC	May 2024
ZC-1078-00	Zone change reclassifying the site from C-C to C-2 to accommodate the adoption of Title 30	Approved by BCC	September 2000
ZC-166-91	Zone change reclassifying the site from R-E to C-C for a shopping center	Approved by BCC	October 1991

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North & East	Corridor Mixed-Use	CG	Shopping center
South	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS5.2	Single-family residential
West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS3.3	Single-family residential

Related Applications

Application Number	Request
TM-26-500019	A tentative map for a 1 lot commercial subdivision tentative map is a companion item on this agenda.

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

Waiver 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.

The purpose of reviewing increased retaining wall and fill height is to assure that there are no negative impacts on the surrounding properties from such an increase. Staff finds the requested retaining walls and fill increase are the result of necessary modifications to the site due to the drainage needs of the proposed development and the topography of the site. Additionally, the proposed grading of the site will result in lowering the site to a lower level than the adjacent residential development, which should reduce any negative impacts on those properties. The existing retaining and screen walls along the commercial property to the north and east are already a total of 12.5 feet tall, with the proposed retaining and screen wall only representing a 5 foot increase, which should not impart a significant impact over the existing conditions. Overall, staff finds the increase in retaining wall should not negatively impact the surrounding properties and, therefore, 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.

Staff finds the design of the site has generally remained the same with no significant changes to the layout of the site and the design of the proposed structures compared to the previously approved plans. Additionally, the proposed changes include the street landscaping strip where some trees have been removed to accommodate future utility easements. Even with the reduction in the number of trees, the site is maintaining the number of trees and shrubs required by Title 30 and the width of the landscaping strip is otherwise remaining as previously approved. Additionally, the proposed changes will also comply with the previous conditions of approval for UC-24-0093. While the retaining walls represent the most significant modification to the site, staff finds these changes should not negatively impact the surrounding neighborhood. For these reasons, staff can support this request.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance.

- Applicant is advised within 4 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.

Fire Prevention Bureau

- Applicant is advised that fire/emergency access must comply with the Fire Code as amended.
- 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 #0179-2025 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC: Spring Valley - approval.

APPROVALS:

PROTESTS:

APPLICANT: KYLE HANCOCK

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