

06/18/25 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-25-0322-NEVADA PROPERTY WEST, LLC:

USE PERMIT for outdoor storage and display.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate buffering and screening; 2) modify residential adjacency standards; and 3) allow alternative driveway geometrics.

DESIGN REVIEW for outdoor storage and display in conjunction with an existing warehouse on 1.84 acres in an IL (Industrial Light) Zone.

Generally located on the south side of Olive Street, 220 feet east of Mojave Road within Sunrise Manor. TS/rg/cv (For possible action)

RELATED INFORMATION:

APN:

162-01-602-002

WAIVERS OF DEVELOPMENT STANDARDS:

1.
 - a. Eliminate buffering and screening along the west property line where a 15 foot landscape buffer with an 8 foot decorative screen wall is required per Section 30.04.02C.
 - b. Eliminate buffering and screening along the east property line where a 15 foot landscape buffer with an 8 foot decorative screen wall is required per Section 30.04.02C.
2.
 - a. Allow outdoor storage where not permissible as primary or accessory use per Section 30.04.06E.
 - b. Allow higher activity areas (parking and circulation) of development adjacent to a residential district where not permissible per Section 30.04.06G.
 - c. Allow the on-site lighting of 30 feet where a maximum of 18 feet high is required per Section 30.04.06J.
 - d. Allow the location trash of and recycling receptacles within 50 feet of a residential district per Section 30.04.06K.
 - e. Allow parking area which is not screened within 30 feet of a residential district per Section 30.04.06L.
3. Allow a commercial pan driveway where a commercial curb return driveway is required per Uniform Standard Drawing 222.1.

LAND USE PLAN:

SUNRISE MANOR - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: 3131 Olive Street
- Site Acreage: 1.84
- Project Type: Outdoor storage
- Building Height (feet): 20
- Square Feet: 7,200
- Parking Required/Provided: 15/15
- Sustainability Required/Provided: 7/0

History & Request

The subject site was approved via AC-0143-78 by the Planning Commission in December 1978, for a pest control building. The plan depicted the existing building located at the south portion of the site. The site does not have the required trash enclosure per Title 30 standards; however, dumpsters are located on each side of the drive aisle along the west side of the property.

The plans depict the existing building along the south property line, 2 existing sheds at the southeast corner, and a shade structure at the northwest corner of the site. The outdoor storage areas are located on the northern portion of the site, along the east property line adjacent to a residential use, and west, south, and east of the existing building.

The subject site is surrounded by residential zoning districts to the north, east, and west. A special use permit for outdoor storage is a part of this application since the use does not meet the setback and screening requirements. The block wall along the east property line has a height of less than 8 feet high. The wall along the west property line comprises of both a block wall and chain-link fence which measures 8 feet high and the barbed wire on top brings the overall height to 9 feet. Along the north property line, an existing security wall with an overall height of 8 feet and the barbed wired on top brings the overall height to 9 feet, 6 inches. Furthermore, the 60 foot, 9 inch north segment of the wall/fencing along the west property line consists of block wall and the remaining wall is chain-link.

Waivers of the development standards have been requested to modify the residential adjacency standards by the applicant for the following:

- To allow the proposed outdoor storage as primary or accessory use where it is not permissible.
- To allow higher activity areas (parking and circulation) adjacent to a residential district along the east property line where the property is zoned RS5.2.
- To allow on-site lighting with a maximum height of 30 feet within 100 feet of any single-family residential zoning district. The subject lighting is located at the central part of the site, within the south side of the outdoor storage area which is on the north side of the property.
- To allow the location of the trash receptacles to be within 50 feet of a residential district. The location of the trash receptacles is located along the west property line at the center of the property.

- To allow parking spaces to be located within 30 feet of a residential district along the west property line.

Landscaping

The site was required to provide the existing landscape strip located between the back of the sidewalk and the front wall along Olive Street. The street landscaping was previously approved AC-0143-78, with plants only between the sidewalk and the front wall. The landscape was approved to provide shrubs to be planted within the strip with no trees. The applicant previously added small trees along Olive Street, along with a building permit for the existing front wall.

The applicant will not provide the required buffering and screening along the west and east property lines. A waiver has been requested to eliminate the landscape buffering and screening requirements along the west and east property lines. In addition, the applicant is requesting to keep the existing block wall height of 6 feet along the east property line and existing chain-link fence along the west property line.

Elevations

A photograph provided shows the building with stone veneer on the northwest corner and remaining side is made of metal siding colored in white and blue on the upper portion. The south, west, and east are colored white with metal siding. The south elevation contains secondary existing doors with existing mechanical equipment towards the top end of the building. The north elevation of the building shows 3 roll-up doors orienting towards the north property line.

Floor Plan

The plan depicts offices, conference room, kitchen, restrooms, data room and warehouses comprising of mechanical and power shops.

Applicant's Justification

As a result of a business license review, the applicant is requesting a use permit for outdoor storage which does not meet the minimum requirements such as screening from residential zoned properties. Waivers of development standards have been requested to allow the existing condition of the site to remain. The business has been operating at the site for 27 years and outdoor storage has been part of the business. The company requires outdoor storage space to accommodate the equipment necessary for business operations. The outdoor storage is organized, well maintained, and not stored above the level of the existing walls. Materials are stored in a manner to minimize any visual impact on neighboring properties. The site is not open to the public nor serves customers on-site. The gates will remain open during business hours from 6:00 a.m. to 4:00 p.m., Monday through Friday.

Prior Land Use Requests

Application Number	Request	Action	Date
AC-0143-78	Architectural supervision to construct and maintain a 7,200 square foot pest control building	Approved by PC	December 1978

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Compact Neighborhood (up to 18 du/ac)	RS3.3	Single-family residential development
South	Business Employment	IP	Warehouse & distribution
East	Business Employment	RS5.2	Manufactured mobile home park
West	Public Use	RS3.3	Post office

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

Use Permit

A special use permit is considered on a case by case basis in consideration of the standards for approval. Additionally, the use shall not result in a substantial or undue adverse effect on adjacent properties, character of the neighborhood, traffic conditions, parking, public improvements, public sites or right-of-way, or other matters affecting the public health, safety, and general welfare; and will be adequately served by public improvements, facilities, and services, and will not impose an undue burden.

Per Title 30, outdoor storage and display shall meet the zoning district setback requirements of Chapter 30.02. Furthermore, outdoor storage and display not meeting the zoning district setbacks shall be screened from view by an 8 foot high screened fence or wall and display shall be screened from the right-of-way. The submitted photos and the site plan shows there is the ability to properly screen the outdoor storage areas along the east and west property lines. For these reasons, staff cannot support this request.

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 intent of the buffering and screening is to reduce impacts of uses and activities on neighboring properties by creating a visual and physical buffer while helping reduce the heat island effect. The requested waivers are inconsistent with Policy 1.4.5 of the Master Plan, which seek to standardize requirements for buffers and development transitions to mitigate the impacts of higher intensity uses proposed adjacent to an existing or planned residential neighborhood.

Staff finds the request to modify the required buffering and screening waivers is a self-imposed hardship; therefore, staff recommends denial.

Waiver of Development Standards #2

The purpose of the residential adjacency requirement is to promote compatible transitions between land use areas of differing intensities and to reduce negative impacts that may occur when higher-intensity development is located near residential zoning districts and manufactured home parks. The requested waivers are inconsistent with Policy 1.4.5 of the Master Plan, which seek to standardize requirements for buffers and development transitions to mitigate the impacts of higher intensity uses proposed adjacent to an existing or planned residential neighborhood. Staff finds the request to modify the required residential adjacency waivers is a self-imposed burden; therefore, staff 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 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.

The site configuration and building remain unchanged since the site was developed. However, due to the proposed use of outdoor storage, the applicant is subject to current Title 30 requirements and the proposed use for the site does not comply with Title 30 requirements; therefore, waivers of development standards have been requested. Due to the totality of the waiver requests, which include elimination of landscaping and screening, and modification of residential adjacency standards. The site design is without the required trash enclosure and lack of sustainability points renders this site as not compatible and harmonious with the surrounding area. Therefore, staff recommends denial.

Public Works - Development Review

Waiver of Development Standards #3

Commercial curb return driveways help mitigate traffic by allowing a smooth transition from the road into the commercial site, whereas pan driveways require vehicles to nearly come to a stop to negotiate a turn into a site. As such, pan driveways are not an acceptable standard for any driveways other than emergency access driveways only. Therefore, staff cannot support this request.

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:

- Work with the Las Vegas Metropolitan Police Department for the installation of security cameras and surveillance operation.
- 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

- Provide a commercial driveway per Uniform Standard Drawing 224 or a or provide a 5 foot wide concrete sidewalk behind the existing driveways for compliance with the Americans with Disabilities Act (ADA).

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that the property is already connected to the CCWRD sewer system; and that if any existing plumbing fixtures are modified in the future, then additional capacity and connection fees will need to be addressed.

TAB/CAC: Sunrise Manor - approval.

APPROVALS:

PROTESTS:

APPLICANT: SR BRAY, LLC DBA POWER PLUS

CONTACT: SR BRAY, LLC DBA POWER PLUS, 3131 OLIVE STREET, LAS VEGAS, NV 89104