

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-25-0254-GONZALEZ, MARCELINO:

HOLDOVER USE PERMIT for outdoor storage and display.

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** eliminate parking lot landscaping; **2)** allow a wall within the front setback; **3)** alternative driveway geometrics; and **4)** waive full off-site improvements.

DESIGN REVIEW for a parking lot with outdoor storage and display on 1.39 acres in an IP (Industrial Park) Zone.

Generally located on the south side of Glen Avenue and the west side of McLaurine Avenue within Sunrise Manor. TS/sd/cv (For possible action)

RELATED INFORMATION:

APN:

161-07-110-008 through 161-07-110-010

WAIVERS OF DEVELOPMENT STANDARDS:

1. Eliminate parking lot landscape islands and trees where a landscape island shall be provided at every 6 spaces and at the end of each row per Section 30.04.01D.
2. Allow a 6 foot wall within the front setback where a 3 foot wall is permitted per Section 30.04.03B (a 100% increase).
3.
 - a. Reduce the proposed driveway departure distance to 150 feet along McLaurine Avenue where 190 feet is the minimum required per Uniform Standard Drawing 222.1 (a 21% reduction).
 - b. Reduce the driveway throat depth to 35 feet where 75 feet is required per Uniform Standard Drawing 222.1 (a 53% reduction).
4.
 - a. Waive full off-site improvements (curb, gutter, sidewalk, streetlights, and partial paving) along Glen Avenue where off-site improvements are required per Section 30.04.08C.
 - b. Waive full off-site improvements (curb, gutter, sidewalk, streetlights, and partial paving) along McLaurine Avenue where off-site improvements are required per Section 30.04.08C.

LAND USE PLAN:

SUNRISE MANOR - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: 2507 McLaurine Avenue & 2547 McLaurine Avenue

- Site Acreage: 1.39
- Project Type: Parking lot with outdoor storage
- Number of Stories: N/A
- Building Height (feet): N/A
- Square Feet: N/A
- Parking Provided: 86
- Sustainability Required/Provided: 7/0

Site Plans & Requests

The plans depict a proposed parking lot with an overall area of 32,990 square feet on the northern two-thirds of the subject site. The southern portion of the site will be utilized for outdoor storage with an overall area of 10,684 square feet. The site is located on the south side of Glen Avenue and west side of McLaurine Avenue. Per Title 30, a parking lot is a permitted use in the IP zoning district. The applicant is requesting a use permit to allow outdoor storage in the IP district that is not accessory to an indoor primary use. In addition, the applicant is requesting a use permit to reduce the required screen wall height to 6 feet where 8 feet is required per Title 30.

The site is currently used for outdoor storage. Per the applicant, this will be a private parking lot with outdoor storage and is not open to the public. The proposed use will be storage for equipment and vehicles. The applicant is also not providing a trash enclosure for the site. No employees will be present or assigned to the site. The applicant will be paving the 3 lots associated with this use for vehicles to travel upon approved surfaces. A total of 86 parking spaces are provided. An existing corrugated metal fence along McLaurine Avenue and Glenn Avenue will be replaced by a new 6 foot high block wall. Access is from McLaurine Avenue and a sliding gate set back 18 feet from the front property line adjacent to McLaurine Avenue will be constructed. In addition, the applicant is requesting to allow a 6 foot wall within the front setback where a 3 foot wall is permitted. Lastly, the applicant is requesting to allow modified driveway geometrics and waive full off-site improvements along Glen Avenue and McLaurine Avenue.

Landscaping

Although the applicant is requesting to waive full off-site improvements, the applicant is proposing a 6 foot wide landscape strip for street landscaping along Glen Avenue and McLaurine Avenue. The plans depict large trees from the Southern Nevada Water Authority Regional Plant list. The trees are spaced every 30 feet on center with shrubs. Furthermore, the plans show that the applicant will not install landscape islands within the proposed parking lot thus requiring a waiver of development standards.

Applicant's Justification

The applicant states that the use of this property for outside storage will be private and not open to the public, nor will there be any employees at the site. The application request is to allow for the use and bring the property more into compliance with Air Quality and screening measures. The existing corrugated metal fence will be replaced with a new 6 foot high block wall to better screen the outside storage from the right-of-way.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-0364-17	Reclassified 5.3 acres from R-E and H-2 zoning to M-D zoning	Approved by BCC	July 2017
ZC-0985-06	Reclassified 0.9 acres from R-E to M-D zoning for an office warehouse building, waiver of development standards to reduce setback and landscape and screening requirements, and design review for an office/warehouse building - expired	Approved by BCC	August 2006

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Urban Neighborhood (greater than 18 du/ac)	RM32	Multi-family residential development
South	Business Employment	IL	Outdoor storage & display
East	Business Employment	IL	Place of worship, retail, outdoor storage & display, & undeveloped
West	Business Employment	IL & IP	Outdoor storage, single-family residence, & vehicle paint/body shop

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.

The purpose of reviewing applications to allow outdoor storage as a primary use is to ensure the proposed use is properly sited and the activities on-site will not be a burden or cause any safety hazards, particularly to neighboring residential properties. Staff recognizes the area is primarily industrial. However, the proposed parking lot and outdoor storage and display will not have the required 8 foot screening from the right-of-way. Furthermore, there is an IP zoned parcel to the west developed with an existing single-family residence. North of the site also includes an existing multi-family residential development to the north. Staff finds that the applicant has the opportunity to properly screen the site, therefore, staff cannot support the use permit.

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 cannot support the elimination of parking lot landscaping and landscape islands every 6 spaces. The proposed outside storage will have 86 spaces for parking. 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.

Waiver of Development Standards #2

Currently, there is an existing 6 foot high corrugated metal fence with security around the property and a sliding gate. Corrugated metal is not allowed as a material for fences. The applicant is requesting to replace this wall with a new 6-foot-high CMU block wall along McLaurine Avenue and Glen Avenue. The wall will be installed behind the proposed 6 foot wide landscape strip; however, this wall does not meet the front setback requirements per Title 30 since the wall will be 6 feet high. The applicant can relocate the proposed wall to meet the front setback in order to meet Title 30. This request is a self-imposed hardship and staff cannot 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 is concerned about the lack of site improvements, including parking lot landscaping, and off-site improvements (curb, gutter, sidewalk, streetlights, and partial paving) along Glenn Avenue and McLaurine Avenue. Staff cannot support the design review as staff is not supporting the use permit and the waivers of development standards for both Planning and Public Works regulations.

Public Works - Development Review

Waiver of Development Standards #3a

Staff cannot support the reduction of the departure distance along McLaurine Avenue since this is a self-imposed hardship that could be addressed with a site redesign. Staff has concerns with the residential traffic to the north being in conflict with movements from the commercial driveway on McLaurine Avenue.

Waiver of Development Standards #3b

A site redesign would allow for the commercial driveways to meet the minimum throat depth standards; therefore, staff cannot support these self-imposed hardships.

Waiver of Development Standards #4a & #4b

Staff cannot support this request to not install full off-site improvements on McLaurine Avenue and Glen Avenue when there are existing full off-site improvements in the surrounding areas. Additionally, full width paving, curb, and gutter allows for better traffic flow and drainage control, and sidewalks on public streets provide safer pathways for pedestrians.

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:

- Expunge the design review for ZC-0985-06;
- Work with the Las Vegas Metropolitan Police Department for the installation of security cameras and surveillance operation;
- 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;
- Execute a Restrictive Covenant Agreement (deed restrictions);
- Remove all parking in the right-of-way on Glen Avenue.

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)

- No comment.

TAB/CAC: Sunrise Manor - denial.

APPROVALS: 2 cards

PROTESTS: 2 cards

COUNTY COMMISSION ACTION: June 18, 2025 – HELD – To 07/02/25 – per Commissioner Segerblom.

APPLICANT: MARCELINO GONZALEZ

CONTACT: JOSH HARNEY, BAUGHMAN & TURNER INC, 1210 HINSON STREET,
LAS VEGAS, NV 89102