

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-25-0874-ATLAS CRANE, INC.:

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** eliminate street landscaping; **2)** eliminate buffering and screening; **3)** reduce access gate setbacks; **4)** increase parking; **5)** waive full off-site improvements.

DESIGN REVIEW for a proposed office/warehouse building with a proposed outdoor storage yard on 4.87 acres in an IL (Industrial Light) Zone within the Airport Environs (AE-80 & APZ-1) Overlay.

Generally located east of Nellis Boulevard and south of Cheyenne Avenue within Sunrise Manor. MK/dd/cv (For possible action)

RELATED INFORMATION:

APN:

140-16-101-004; 140-16-101-005

WAIVERS OF DEVELOPMENT STANDARDS:

1. Eliminate street landscaping along Ringe Lane where two, 5 foot wide landscape strips on each side of a detached sidewalk are required per Section 30.04.01D.
2. Eliminate the landscape buffer along a portion of the north property line where a 15 foot wide landscape buffer consisting of a double row of evergreen trees is required per Section 30.04.02C.
3. Reduce the access gate setbacks (northeast and southeast gates) to 46 feet where a minimum of 50 feet is required per Section 30.04.03E (an 8% reduction).
4. Allow 11 parking spaces where 8 parking spaces are required and a maximum of 9 parking spaces are allowed per Section 30.04.04D (a 22% increase).
5. Waive full off-site improvements (curb, gutter, sidewalks, streetlights, and partial paving) along Ringe Lane where required per Section 30.04.08C.

LAND USE PLAN:

SUNRISE MANOR - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: 3120 & 3162 Nellis Boulevard
- Site Acreage: 4.87
- Project Type: Office/warehouse with outdoor storage
- Number of Stories: 1
- Building Height: 24 feet, 6 inches

- Square Feet: 7,942 (proposed office/warehouse building)
- Parking Required/Max Permitted/Provided: 8/9/11
- Sustainability Required/Provided: 7/2.5

Site Plan

The plan depicts a proposed office/warehouse building in the northwest corner of the site, adjacent to Nellis Boulevard. The proposed parking lot consists of 11 parking spaces located south of the proposed office/warehouse building, while the remainder of the site to the east will be utilized as outdoor storage area for heavy equipment. There are 11 parking spaces for the site where only 9 parking spaces are permissible, thus necessitating a waiver of development standards to increase the maximum number of parking spaces. There is an existing office building and 2 prefabricated shade structures currently located on the site that will be demolished and removed with the proposed development. Primary access to the site is provided from Nellis Boulevard via a single driveway on the southern half of the site, which connects to the proposed parking area.

There are 2 additional driveways located in the northeast and southeast corners of the site along the east property line adjacent to Ringe Lane. These gates provide access to the outdoor storage area of the site. The north and south driveways along Ringe Lane are gated and only have throat depths of 46 feet where 50 feet is required, thus necessitating a waiver of development standards. There are existing attached sidewalks along Nellis Boulevard, and no off-site improvements (curb, gutter, sidewalks, streetlights, or partial paving) are provided along Ringe Lane, thus necessitating a waiver of development standards.

Landscaping

The plan depicts an existing attached sidewalk along Nellis Boulevard, with a proposed 20 foot landscape strip located behind the existing sidewalk. The landscaping strip will contain medium trees spaced 20 feet on center, shrubs, and groundcover. A proposed 8 foot high wall is located at the rear of the landscape strip separating it from the rest of the site. No street landscaping is provided along Ringe Lane, thus requiring a waiver to eliminate the street landscaping required per Code. The applicant is also not providing the required buffering and screening along the northeast portion of the site, abutting the residential zoned; therefore, necessitating another waiver.

Elevations

Elevations for the proposed office/warehouse building includes variable rooflines and being primarily constructed of colored/painted metal siding. Decorative accents such as stone wainscot and storefront glass windows and doors will also be included. The maximum height of the building is 24 feet, 6 inches.

Floor Plans

The plans for the proposed office/warehouse building show an area of 2,267 square feet of office space and 5,675 square feet of warehouse space. The office portion of the building will contain several offices, a training room, breakroom, and a conference room. The warehouse portion of the building does not depict any interior rooms. The overall area of the building is 7,942 square feet.

Applicant's Justification

The applicant states the planned land use for the site lends itself to an office/warehouse development with outdoor storage, and that the proposed office/warehouse building will provide a modern and industrial look for the property. The main building that currently exists on-site is a former residence, and the new building will be an improvement to the site overall. The applicant also states this section of Ringe Lane is primarily used by commercial trucking and storage businesses, and that traffic would not be impacted by the waiver for the gate setback. Additionally, the lack of the required landscape buffer to the northeast will not negatively impact the area since the residential zoned property is currently operating as a similar industrial use. Furthermore, the increase in parking is only for 3 parking spaces, and that these will accommodate employees at the site. Finally, the applicant states street landscaping and off-site improvements are not provided along Ringe Lane due to the industrial nature of the street and the high costs that the landscaping and off-site improvements would entail.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-0536-95 (ET-0145-03)	Fifth extension of time for a zone change, waivers, and design review for outdoor storage - expired	Approved by BCC	July 2005
ZC-0536-95 (ET-0136-03)	Fourth extension of time for a zone change, waivers, and design review for outdoor storage - expired	Approved by BCC	August 2003
ZC-0536-95 (ET-0170-03)	Third extension of time for a zone change, waivers, and design review for outdoor storage - expired	Approved by BCC	July 2002
ET/ZC-95-0536	Second extension of time for a zone change, waivers, and design review for outdoor storage - no ET number assigned - expired	Approved by PC	July 1997
ET/ZC-95-0536	First extension of time for a zone change, waivers, and design review for outdoor storage - no ET number assigned - expired	Approved by PC	July 1996
ZC-95-0536	Zone change, waivers, and design review for outdoor storage - expired	Approved by PC	June 1995

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Business Employment	IP & RS3.3 (AE-80 & APZ-1)	Tire sales & single-family residence
South & East	Business Employment	IL (AE-80 & APZ-1)	Outdoor storage
West	Business Employment	CG & IL (AE-80 & APZ-1)	Gas station, vehicle sales, & outdoor storage

Related Applications

Application Number	Request
ZC-25-0873	A zone change from RS20 to IL 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

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 purpose of street landscaping is to enhance the perimeter of a site by providing shade for sidewalks and mitigate the urban heat island effect. While staff acknowledges that many of the parcels in this area and along Ringe Lane contain commercial and industrial uses, landscaping would greatly improve the site and the area overall. Even with the waiver for the required off-sites, a 6 foot wide landscape strip could have still been provided. For these reasons, staff cannot support this request.

Waiver of Development Standards #2

While staff does not normally support waivers of development standards for buffering and screening standards, staff finds that the parcel to the northeast will not be negatively impacted by the lack of a landscape buffer. The planned land use for the parcel to the northeast is BE (Business Employment), which facilitates commercial and industrial development. While there is a residence on the lot to the northeast, photos show outside storage and other non-residential uses on the site. For these reasons, staff can support this request.

Waiver of Development Standards #3

While staff acknowledges that this is a minor reduction of standards, and that many of the parcels in this area and along Ringe Lane contain commercial and industrial uses, staff finds that the type of vehicles that will be stored on-site (heavy equipment/cranes) may protrude into the right-of-way while waiting for the gates to open. Alternatively, the vehicles could potentially impede traffic or create safety hazards. For these reasons, staff cannot support this request.

Waiver of Development Standards #4

Additional parking is discouraged due to the potential to compound the urban heat island effect, and while staff does not normally support increase in maximum parking, staff finds that the

proposed increase does not result in an impactful amount of additional paving. The requested increase is only for 3 parking spaces, which the applicant notes are necessary for their staff. Additionally, staff notes that the required parking lot trees will be planted for the additional parking spaces. For these reasons, staff 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 that the proposed office/warehouse building will be an improvement to the existing building that was formerly a single-family residence. The painted metal façade, storefront glass, and stone veneer building will be an excellent addition to the site, and the landscaping strip along Nellis Boulevard will improve the area as a whole. However, since staff is not supporting the waivers for street landscaping or access gate setbacks, staff cannot support this request.

Public Works - Development Review

Waiver of Development Standards #5

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 waivers of development standards #2 and #4; denial of waivers of development standards #1, #3, and #5, and the design review.

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, and payment of the tree fee-in-lieu is required for any trees waived.

- Applicant is advised that certain uses are not permitted in the airport environs and certain other uses will require a special use permit; 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;
- Right-of-way dedication to include 30 feet for Ringe Lane;
- 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.
- Applicant is advised that Nevada Department of Transportation (NDOT) permits may be required.

Fire Prevention Bureau

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features.
- 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 0355-2026 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC: Sunrise Manor - approval of waivers of development standards #2 and #4; denial of waivers of development standards #1, #3, and #5, and the design review.

APPROVALS:

PROTESTS:

APPLICANT: STR8LINE DESIGN, LLC

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