

## 07/16/25 BCC AGENDA SHEET

### PUBLIC HEARING

#### APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

#### **WS-25-0404-W S B INVESTMENTS, LLC:**

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** eliminate parking lot landscaping; **2)** eliminate pedestrian walkways; and **3)** allow existing driveways to remain.

**DESIGN REVIEW** for an outdoor storage facility on 2.21 acres in an IL (Industrial Light) Zone within the Airport Environs (AE-75 & APZ-2) Overlay.

Generally located south of Alto Avenue and east of Abels Lane within Sunrise Manor. TS/hw/cv  
(For possible action)

---

#### RELATED INFORMATION:

##### **APN:**

140-17-310-013

##### **WAIVERS OF DEVELOPMENT STANDARDS:**

1. Eliminate parking lot landscaping where required per Section 30.04.01D.
2. Eliminate parking lot pedestrian walkways where required per Section 30.04.04H.
3. Allow existing pan driveways to remain where commercial curb return driveways are required per Section 30.04.08 and Uniform Standard Drawing 222.1.

##### **LAND USE PLAN:**

SUNRISE MANOR - BUSINESS EMPLOYMENT

##### **BACKGROUND:**

###### **Project Description**

###### General Summary

- Site Address: 4575 Alto Avenue
- Site Acreage: 2.21
- Project Type: Outdoor storage facility
- Parking Required/Provided: 7/7
- Sustainability Required/Provided: 0/7

###### Site Plan

The plans depict the site is currently being used as an existing outdoor storage facility without proper permits or approvals. Access to the site is provided by an existing pan driveway located centrally along frontage of Alto Avenue. Employee parking is located in the northwest corner of the site with 7 parking spaces provided where 7 spaces are required. No pedestrian walkways or bicycle parking is being provided on the site. Along the south, east, and west property lines an existing 6 foot tall chain-link fence will remain. Along the northern portion of the property, a new 10 foot tall security wall will be installed and set back 15 feet from the north property line.

This new screening wall will be attached to a set of existing 24 foot wide and 10 foot high security gates that are set back 25 feet from the right-of-way line and will remain open during business hours. The site will also be equipped with 4 shielded light structures that will be 18 feet tall. The light poles will be approximately 40 feet off the east and west property lines and will be 130 to 140 feet off the north and south property lines.

#### Landscaping

Landscaping on-site will consist entirely of street landscaping along Alto Avenue. Along Alto Avenue, a 15 foot wide landscape strip will be located behind an existing 5 foot wide attached sidewalk. Within this landscape strip will be 5 Desert Willow (*Chilopsis linearis*) trees spaced every 20 feet. Accounting for driveway areas, existing streetlights, and sight visibility zones, a total of 5 medium trees are required along Alto Avenue. No parking lot landscaping is being provided. A total of 3 parking lot trees are required.

#### Applicant's Justification

The applicant has owned the lot since 2008 and the site functioned as an outdoor storage yard since before they purchased the lot. The subject property has been used to store equipment used in the owner's trucking service company when it is not being utilized on an active construction site. The surrounding properties are similar and consist of storage yards. The waivers are justified since the site has no employees and will be used solely for the storage of truck trailers. Drivers will drive the truck over, attach it to a stored trailer, and take it to a job site. Additionally, there are no new uses proposed, no employees on site, and business only occurs when items are unloaded or loaded, with no building on the site. Since there are no employees, there will be no pedestrians on the site.

#### **Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
DR-1277-98	Two, 12,500 square foot office/warehouse buildings - expired	Approved by PC	September 1998
VC-261-95	Allowed a fenced storage yard with waived landscaping – expired	Approved by PC	April 1995
ZC-196-91	Reclassified the site from R-E & M-D to M-1 for an industrial subdivision.	Approved by BCC	November 1991

#### **Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District (Overlay)</b>	<b>Existing Land Use</b>
North	Business Employment	IL (AE-75 & APZ-2)	Distribution center
South	Business Employment	IL (AE-70, AE-75, & APZ-2)	Outdoor storage
East	Business Employment	IL (AE-75 & APZ-2)	Outdoor storage
West	Business Employment	IL (AE-75 & APZ-2)	Office/warehouse

#### **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 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 and therefore, staff recommends denial.

#### Waiver of Development Standards #2

The purpose of pedestrian connections is for the safe movement of people on-site and to allow for alternative modes of transportation. Given that the site will primarily function as an outdoor storage and staging area and there are no on-site structures, there should not be a significant source of pedestrians on-site and transportation needs would be specific to larger commercial vehicles. Additionally, the use of an extensive network of pedestrian pathways could create a safety hazard given the outdoor storage use of the site and there would be no structures for these pathways to reach. For these reasons, staff can support this waiver of development standards.

#### 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 proposed outdoor storage facility is similar to other sites to the east and south. The proposed facility will be appropriately screened from the right-of-way by a decorative wall and street landscaping is being provided, which should significantly enhance the site and the surrounding area. Staff has no objection to this request.

## **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 and staff cannot support this request.

### **Staff Recommendation**

Approval of waiver of development standard #2 and the design review; denial of waivers of development standards #1 and #3.

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 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**

- Reconstruct driveways as commercial pan driveways per Uniform Standard Drawings 222.1 and 224 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)**

- No comment.

**TAB/CAC:**  
**APPROVALS:**  
**PROTESTS:**

**APPLICANT:** SCOTT BURDETTE

**CONTACT:** STRATEGIC DEVELOPMENT PARTNERS, 155 S. WATER STREET, SUITE  
220, HENDERSON, NV 89015