

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-26-0194-DIAMOND ROARK, LLC & GKT 4:

USE PERMIT for truck parking.

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce street landscaping; **2)** modify buffering and alternative screening; **3)** allow a non-decorative fence; **4)** increase fence height; **5)** allow attached sidewalk; and **6)** waive street dedication.

DESIGN REVIEW for a proposed truck parking and outdoor storage facility on 9.06 acres in an IL (Industrial Light) Zone.

Generally located north of Roark Avenue and west of Hinson Street within the South County planning area. JJ/rg/cv (For possible action)

RELATED INFORMATION:

APN:

191-19-501-006; 191-19-501-009

WAIVERS OF DEVELOPMENT STANDARDS:

1. a. Reduce the width of the street landscaping strip to 5 feet behind the attached sidewalk along Roark Avenue where 10 feet is required per Section 30.04.01D (a 50% reduction).
- b. Reduce the width of the street landscaping strip to 5 feet behind the attached sidewalk along Hinson Street where 10 feet is required per Section 30.04.01D (a 50% reduction).
2. a. Eliminate the required buffering along the north property line where buffering shall consist of a 15 foot landscape buffer per Section 30.04.02C.
- b. Allow an 8 foot high chain link fence (non-decorative chain link with fabric mesh screening) along the north property line where an 8 foot high decorative screen wall is required per Section 30.04.02C.
3. a. Allow an 8 foot high chain link fence (non-decorative chain link with fabric mesh screening) fence within the street setback where fences or walls along a street (Roark Avenue) within Urban Area shall be decorative per Section 30.04.03B.
- b. Allow an 8 foot high chain link fence (non-decorative chain link with fabric mesh screening) fence within the street setback where fences or walls along a street (Hinson Street) within Urban Area shall be decorative per Section 30.04.03B.
4. Increase the proposed fence height to 8 feet along Roark Avenue where a maximum decorative fence of 3 feet is permitted when located in the front setback per Section 30.04.03B (a 167% increase).
5. a. Allow the proposed attached sidewalk along Roark Avenue where a detached sidewalk is required per Section 30.04.08C.

- b. Allow the proposed attached sidewalk along Hinson Street where a detached sidewalk is required per Section 30.04.08C.
6. Waive street dedication (Arville Street) where required per Section 30.04.08D.

LAND USE PLAN:

SOUTH COUNTY (SLOAN) - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: 4310 Roark Avenue
- Site Acreage: 9.06
- Project Type: Truck parking and outdoor storage facility
- Number of Stories: 1
- Building Height (feet): 15 (proposed security kiosk and pump house)
- Square Feet: 225 (proposed security kiosk)/702 (proposed pump house)
- Parking Required/Provided: 16/16
- Sustainability Required/Provided: 7/8

Site Plan

The site plan depicts a proposed truck parking and outdoor storage facility on the subject parcels. The plan shows gated access from Hinson Street to the east and Roark Avenue to the south. A 24 foot wide drive aisle circulates through the site and the site plan depicts that there are approximately 241 truck parking and trailer parking spaces. The applicant is providing 16 standard parking spaces where 16 are required. A proposed security kiosk is located at the southern site entrance and is placed on the 20 foot front setback line along Roark Avenue. The plan also identifies a proposed well head, future fire pump house, and future fire water storage tank. The applicant is requesting waivers of development standards to allow a non-decorative fence (chain link with mesh) along Roark Street and Hinson Street. Secondly, a waiver is required to increase the fence height to 8 feet where a maximum of 3 feet is permitted when located within the front setback.

Landscaping

The landscape plan provides street landscaping along Roark Avenue and Hinson Street, consisting of trees and shrubs placed within the landscape areas. The applicant is requesting waivers to reduce the required 10 foot wide street landscaping strips to 5 feet behind a proposed attached sidewalk along both Roark Avenue and Hinson Street. No landscaping is proposed along the north property line. The applicant is also requesting waivers to eliminate the required 15 foot wide landscape buffer along the north property line and to allow an 8 foot high chain link fence with fabric mesh screening in place of the required 8 foot high decorative screen wall.

Elevations

The exterior appearance of the pump house and the security kiosk, have an overall height 15 feet, and both feature CMU walls, metal awnings, aluminum storefront and window systems.

Floor Plans

The security kiosk includes a check-in area and a toilet room within an interior area of 235 square feet. The pump house has an interior area of 702 square feet.

Applicant's Justification

The applicant states that the proposed truck parking and outdoor storage use is appropriate for the site because the surrounding area consists of several hundred acres master planned for Business Employment, including more than 76 acres zoned Industrial Light, Commercial General, or Industrial Park, and the site is adjacent to the U.S. Army Reserve Center with direct access to Interstate 15. The applicant explains that the design review supports a layout accommodating truck and trailer parking with access from both Roark Avenue and Hinson Street, automatic gates at each entrance, and full off-site improvements including attached sidewalks. The applicant further notes that the project meets the required sustainability points through low water landscaping, building orientation, cool roof materials, shading, and building design features. The applicant requests waivers to allow attached sidewalks with a reduced planter width, eliminate landscaping along the north property line, allow a non-decorative fence in the Urban Area, allow non dedication of Arville Street, stating that these requests are compatible with surrounding conditions. The applicant is also requesting a waiver to allow a fence within the front setback where decorative fencing and a lower maximum fence height are required, asserting that the proposed fencing is consistent with the industrial character of the area.

Prior Land Use Requests

Application Number	Request	Action	Date
ET-400199-09 (NZA-0654-06)*	First extension of time for a portion of the project site from R-U to M-D - expired	Approved by BCC	September 2009
NZA-0654-06*	Zone change to reclassify a 4.0 acre portion of the project site from an R-U to an M-D with a waiver of development standards to eliminate paving and a design review for an outdoor storage yard - expired	Approved by BCC	July 2006
VS-1159-08	Vacation and abandonment of rights-of-way being Schirlls Street and Hinson Street - recorded	Approved by PC	February 2009
VC-1853-99*	Variances for a kennel, temporary structures, caretaker's residence, and waive requirements for a decorative block wall - expired	Approved by PC	April 2000
SC-1717-98	Street name change to Schirlls Street	Approved by BCC	December 1998

*Prior Land Use for APN 191-19-501-006 only

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Business Employment	RS80	United States Army Reserve Center
South, East, & West	Business Employment	RS80	Undeveloped

Related Applications

Application Number	Request
ZC-26-0193	A zone change from RS80 to IL is a companion item on this agenda.
VS-26-0195	Vacation and abandonment of easements 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

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.

A use permit is required to allow truck parking or staging within the industrial zoning districts. Per Title 30 this use requires a building for monitoring on-site activities and controlling access to the facility. The site plan shows a 225 square foot security kiosk; and the site is screened with an 8 foot high chain link fence with mesh around the entire perimeter of the site. The proposed truck parking and outdoor storage would be abutting commercial/industrial uses to the north; therefore, staff finds the truck parking may not negatively impact the surrounding area. Staff supports 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.

Waivers of Development Standards #1

The reduction results from the placement of the proposed chain link fence and can be resolved by shifting the fence 5 feet into the site to meet the required 10 foot wide landscape area adjacent to a proposed attached sidewalk. The request to reduce the required street landscaping along Roark Avenue and Hinson Street would eliminate the depth needed to provide the buffering intended to limit wind, dust, glare, pollution, and heat-island impacts. Because the hardship is self-imposed and the standard can be met through site design adjustments, staff cannot support this request.

Waivers of Development Standards #2

The request to eliminate the required 15 foot landscape buffer along the north property line and to allow an 8 foot high chain link fence with fabric mesh screening in place of the required 8 foot high decorative screen wall is appropriate based on the adjacent land use. The north property line abuts the U.S. Army Reserve Center, a secured federal facility that does not require the level of visual or residential-scale buffering anticipated by Section 30.04.02C. The proposed fence and screening treatment provide adequate separation for the operational needs of both properties and maintain functional site circulation. Staff can support the request.

Waivers of Development Standards #3

The request to allow an 8 foot high chain link fence with fabric mesh screening along a street (Roark Avenue and Hinson Street) within the Urban Area shall be decorative per Section 30.04.03B. The chain link fence, by Title 30's definition, is non-decorative. The applicant has the opportunity to utilize a different fence material in order to code and still screen the site. Staff does not support this request.

Waiver of Development Standards #4

The request to allow an 8 foot high chain link fence along Roark Avenue exceeds the maximum fence height of 3 feet permitted within the front setback per Section 30.04.03B. The increased height results from the applicant's site design layout. The standard can be met by redesigning the front of the property relocating the fence outside of the front setback. Because the hardship is self-imposed, 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 reviewed the proposed site layout, perimeter screening and improvements, and access configuration in accordance with the Title 30 standards. The overall circulation and functional layout appear workable; therefore, staff can support the design review.

Public Works - Development Review

Waiver of Development Standards #5

Staff cannot support the request to install attached sidewalks in place of detached sidewalks along Roark Avenue and Hinson Street. The site has no existing off-sites improvements, therefore there is no reason a detached sidewalks cannot be installed. Additionally, detached

sidewalks along streets provide a safer pathway for pedestrians by increasing the distance from traffic.

Waiver of Development Standards #6

Staff has no objection to not dedicate the Arville Street alignment as it is not necessary for access to this development. Roark Avenue and Hinson Street are within close proximity and will serve as alternatives for the Arville Avenue alignment.

Staff Recommendation

Approval of the use permit, waivers of development standards #2, #6 and the design review; denial of waivers of development standards #1 and #3 through #5.

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:

- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance.
- 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;
- Right-of-way dedication to include 30 feet for Roark Avenue and a portion of the cul-de-sac;
- Said dedication must occur prior to issuance of building permits, concurrent with the recording of a subdivision map, OR within 30 calendar days from a request for dedication by the County;
- Applicant to coordinate a contribution with Public Works - Development Review for improvements on Sloan Road;
- Applicant to coordinate with Public Works - Development Review to apply for a Bureau of Land Management (BLM) right-of-way grant.

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)

- Applicant is advised that the property appears to have an existing septic system; to please contact the Southern Nevada Health District with regards to modifying existing plumbing fixtures.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: DIAMOND ROARK, LLC & GKT 4

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