

05/21/24 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**ET-24-400036 (WS-21-0719)-DWW SAHARA, LLC:**

**WAIVERS OF DEVELOPMENT STANDARDS FIRST EXTENSION OF TIME** for the following: **1)** alternative screening and landscaping; **2)** required trash enclosure; and **3)** alternative driveway geometrics.

**DESIGN REVIEW** for a proposed parking lot for new vehicle inventory storage and employee parking area in conjunction with an existing automobile sales facility on a portion of 4.3 acres in a CG (Commercial General) Zone.

Generally located on the south side of Sahara Avenue, 650 feet east of Mojave Road within Winchester. TS/jm/ng (For possible action)

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RELATED INFORMATION:

**APN:**

162-12-502-011

**WAIVERS OF DEVELOPMENT STANDARDS:**

1. a. Waive the required street landscaping along an arterial street (Sahara Avenue) where a 15 foot wide landscape area with an existing attached sidewalk per Section 30.64.030 is required.
- b. Waive the required street landscaping along a local street (Glen Avenue) where a 6 foot wide landscape area with an attached sidewalk per Figure 30.64-13 is required.
- c. Waive parking lot landscaping on a portion of the site where required per Figure 30.64-14.
- d. Waive landscaping adjacent to a less intense use along the southern property line where required per Figure 30.64-11.
2. Waive the required trash enclosure.
3. Reduce the departure distance from an intersection to 82 feet where a minimum of 190 feet is required per Uniform Standard Drawing 222.1 (a 57% reduction).

**LAND USE PLAN:**

WINCHESTER/PARADISE - CORRIDOR MIXED-USE

**BACKGROUND:**

**Project Description**

General Summary

- Site Address: N/A
- Site Acreage: 4.3 (portion)
- Project Type: Parking lot for new vehicle storage and employee parking

- Parking Provided: 250

#### Site Plan

The owner/applicant owns a vehicle sales facility on the approximate 4 acres to the west of this site. The previously approved plans depict the development of the north half of the subject parcel for the purpose of vehicle inventory storage and employee parking area in conjunction with the vehicle sales facility to the west. This parcel is undeveloped and unpaved, and the applicant intends to pave a portion of the parcel and integrate it with the existing vehicle sales facility with cross access. The plans depict a new commercial driveway on the northeast portion of the site with an access control gate set back 50 feet from Glen Avenue, which will remain closed when not needed to access the site. The site will provide 250 vehicle spaces to be used for inventory storage and employee parking. The cross access between both parcels is shown approximately halfway down the parcel. The southern half of this parcel will remain undeveloped and will not be utilized for any parking.

#### Landscaping

Per the request, no live landscaping is proposed. However, a 6 foot wide area with groundcover and decorative rock was proposed along Sahara Avenue and Glen Avenue.

#### Signage

Signage is not a part of this request.

#### Previous Conditions of Approval

Listed below are the approved conditions for WS-21-0719:

##### Current Planning

- Work with the Las Vegas Metropolitan Police Department for the installation of security cameras and surveillance operation.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; 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; and that this application must commence within 2 years of approval date or it will expire.

##### Public Works - Development Review

- Right-of-way dedication to the back of sidewalk.
- Applicant is advised that off-site improvement permits may be required.

#### Applicant's Justification

The applicant indicates they have worked diligently towards obtaining the necessary permits and construction documents. They are asking for an extension to obtain more time to continue through the necessary permit processes and begin construction. They have approved civil plans, approvals from the Water District, Clark County Fire, Water Reclamation District, and have addressed various easements.

### Prior Land Use Requests

Application Number	Request	Action	Date
WS-21-0719	Waiver of development standards for alternative screening and landscaping, trash enclosure, alternative driveway geometrics, and design review for a parking lot	Approved by PC	April 2022
WS-0104-16	Waiver of development standards for alternative screening and landscaping, trash enclosure, and design review for a new parking lot	Approved by PC	April 2016
WS-0690-08	Waiver of development standards for alternative screening and landscaping, and design review for a new parking lot, building renovations, and signage	Approved by PC	September 2008
UC-1335-01	Auto sales facility and body shop and waiver of development standards for a non-decorative wall	Approved by PC	November 2001
VC-0860-97	Variance for outside storage of automobiles, recreational vehicle, and boat storage in conjunction with a mini-storage facility	Approved by PC	June 1997
VC-1009-94	Variance for outside storage on motor vehicles adding razor wire to the existing wall	Approved by PC	August 1994

### Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	City of Las Vegas	R-2	Parking lot
South	Compact Neighborhood (up to 18 du/ac)	RM18	Townhomes
East	Corridor Mixed-Use	CG	Self-storage
West	Corridor Mixed-Use	CG	Dealership

### 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

Title 30 standards of approval for an extension of time state an application may be denied if it is found that circumstances have substantially changed. A substantial change may include, without limitation, a change to the subject property, a change in the areas surrounding the subject property, or a change in the laws, regulations, or policies affecting the subject property. Additionally, the applicant must demonstrate the project is progressing through the applicable development permit or licensing process.

The applicant has received approvals from Public Works (off-sites and improvement plans), Water Reclamation District, Water District, and Fire Department. Therefore, staff can support the request for an extension of time. However, staff may not be able to support future extension

of time requests if no progress has been made to obtain building permits and start the construction.

**Public Works - Development Review**

The applicant has complied with all of Public Works conditions. Therefore, staff has no objection to this extension of time.

**Staff Recommendation**

Approval.

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**

- Until April 19, 2026 to commence or the application will expire unless extended with approval of an extension of time.
- Applicant is advised 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; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

**Public Works - Development Review**

- No comment.

**Fire Prevention Bureau**

- No comment.

**Clark County Water Reclamation District (CCWRD)**

- No comment.

**TAB/CAC:** Winchester - approval.

**APPROVALS:**

**PROTEST:**

**APPLICANT:** DWW SAHARA

**CONTACT:** BALOVA ENGINEERING PLLC, 7495 W. AZURE DRIVE, SUITE 140-C, LAS VEGAS, NV 89130