

06/07/22 PC AGENDA SHEET

OUTSIDE STORAGE
(TITLE 30)

GOMER RD/REDWOOD ST

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-22-0216-A GRADING COMPANY:

WAIVER OF DEVELOPMENT STANDARDS for off-site improvements.

DESIGN REVIEWS for the following: **1)** alternative landscaping; and **2)** an outside storage facility on 2.5 acres in an M-1 (Light Manufacturing) Zone.

Generally located on the south side of Gomer Road, 977 feet east of Redwood Street (alignment) within Enterprise. JJ/nr/jo (For possible action)

RELATED INFORMATION:

APN:

176-26-101-002

WAIVER OF DEVELOPMENT STANDARDS:

Waive sidewalk and streetlights along Gomer Road where required per Chapter 30.52.

DESIGN REVIEWS:

1. Allow for alternative parking lot landscaping.
2. Outside storage facility.

LAND USE PLAN:

ENTERPRISE - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 2.5
- Project Type: Outside storage
- Parking Required/Provided: 3/3

Site Plans

The plans show a 2.5 acre parcel with an 8 foot high screened fence along the entire perimeter. A pedestrian gate is located on the west side of the site. Three parking spaces are located at the north side of the site. Gomer Road terminates in a cul-de-sac on the north side of the site. A 35 foot wide access gate will be located 18 feet from the cul-du-sac bulb on Gomer Road.

Landscaping

A 10 foot wide landscape area will be located along the cul-du-sac bulb of Gomer Road. The proposed landscaping is more than Title 30 requires for street landscaping; however, less than what is required for parking lot landscaping. A design review is requested to allow for the additional landscaping along Gomer Road in lieu of alternate parking lot landscaping.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant indicates that the outside storage facility would support the manufacturing facility to the west, which produces concrete pavers. The site will be in keeping with the area.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Business Employment	M-1	Recycling center and UPRR
South	Business Employment	M-1	Undeveloped
East	Business Employment	R-U	UPRR
West	Business Employment	M-1	Manufacturing, & outside storage

The subject site and surrounding area is located in the Public Facilities Needs Assessment (PFNA) area.

Related Applications

Application Number	Request
VS-22-0217	A request to vacate patent easements is a companion item on this agenda.

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request meets the goals and purposes of Title 30.

Analysis

Current Planning

Waiver of Development Standards

According to Title 30, the applicant shall have the burden of proof to establish that the proposed request is appropriate for its existing location by showing that the uses of the area adjacent to the property included in the waiver of development standards request will not be affected in a substantially adverse manner. The intent and purpose of a waiver of development standards is to modify a development standard where the provision of an alternative standard, or other factors which mitigate the impact of the relaxed standard, may justify an alternative.

Design Reviews

Staff can support the design review for alternative parking lot landscaping due to the increase in street landscaping. The proposed outside storage yard will have more landscaping than required along the street. Although internally the site will be lacking landscaping, the intent of Title 30 is

met. Staff finds this request is in keeping with the established industrial land use character of the area, and can, therefore, support these requests.

Public Works - Development Review

Waiver of Development Standards

Staff has no objection to the request to not to install sidewalks and streetlights on Gomer Road as the proposed improvements will match the improvements to the west.

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:

Current Planning

- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that future development of the site may require a standard development agreement due to location within the PFNA area; 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

- Grant right-of-way necessary to accommodate a future 60 foot wide roadway along the northern property line or obtain a signed and notarized letter from an official with the Union Pacific Railroad indicating that an access easement with a minimum width of 30 feet, or a width approved by Clark County, will be sufficient;
- Right-of-way dedication to include 30 feet for Gomer Road and all of the off-set cul-de-sac as shown on the plan, unless the full 60 foot wide roadway is needed per the above condition, in which case the dedication requirement will be 30 feet for Gomer Road and the portion of the cul-de-sac adjacent to the eastern boundary of the site to allow the cul-de-sac dedication to be proportionally split between all properties;
- Execute a Restrictive Covenant Agreement (deed restrictions).

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 that fire/emergency access must comply with the Fire Code as amended; 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; and that all streets or access lanes must be code compliant.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC: Enterprise - approval.

APPROVALS:

PROTESTS:

APPLICANT: LAS VEGAS PAVERS MFG

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