

UPDATE

OUTSIDE STORAGE YARD
(TITLE 30)

INDUSTRY CENTER DR/INDUSTRY PARK CT

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-23-0026-ROUMANOS, PATSY SEPARATE PROPERTY TRUST & ROUMANOS, PATSY TRS:

AMENDED ZONE CHANGE to reclassify 5.0 acres from an M-D (Designed Manufacturing) Zone to an M-1 (Light Manufacturing) Zone.

USE PERMITS for the following: **1)** allow stacking above the height of the screen fence (previously not notified); and **2)** allow outside storage which is not screened from right-of-way and an adjacent less intense use (previously not notified).

DESIGN REVIEW for an outside storage yard (previously not notified).

Generally located on the north side of Industry Center Drive and the east side of Industry Park Court (alignment) within Sunrise Manor (description on file). MK/rk/syp (For possible action)

RELATED INFORMATION:

APN:

140-05-110-022

LAND USE PLAN:

SUNRISE MANOR - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: 4680 Industry Center Drive
- Site Acreage: 5
- Project Type: Outside storage yard with storage containers
- Parking Required/Provided: 8/8

Site Plan

This application is a zone boundary amendment to reclassify the property from M-D to M-1 zoning. Currently the site has been functioning as an outside storage yard without proper zoning entitlements. A site plan was provided to show truck maneuverability throughout the site. The property mainly consists of portable office trailers and cargo containers that are used for storage of construction equipment and tools. Some of the containers will be double and triple stacked and can be seen from Industrial Center Drive and surrounding properties. Those containers are located along the west portion of the site adjacent to M-1 zoning. There is an existing 2,280 square foot office on-site along with a trailer and shed that are behind the office building.

Access to the site is provided via a driveway at the end of Industry Center Drive to the south. The site is adjacent to Nellis Air Force Base housing to the east and north with M-D zoning to the south and M-1 zoning to the west.

Landscaping

Along the cul-de-sac of Industry Center Drive existing landscaping is to remain. The landscape planter is approximately 5 feet in width which sits in front of a security screen wall with high voltage wire. The landscape materials include shrubs and groundcover.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant indicates United Rentals is a construction equipment and tool rental company that provides many other services throughout the nation for numerous general contractors and construction job sites. United Rentals will be purchasing the existing property mentioned above and taking over the existing business and its operations. All existing business operations will remain the same without changes. The applicant further states the zone boundary amendment from M-D to M-1 zoning is compatible with the character and condition of the area. There will be no site improvement, just a zone change request to M-1 for outside storage.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-0008-98	Reclassified this site and other areas to the south and west (total of 86 acres) to M-D and M-1 zoning	Approved by BCC	March 1998

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North & East	Nellis Air Force Base	P-F	Nellis Air Force Base housing
South	Business Employment	M-D	Warehouse building with vehicle parking behind the building
West	Business Employment	M-1	Warehouse complex

Related Applications

Application Number	Request
PA-23-700002	Plan Amendment to re-designate the land use category from Business Employment (BE) to Industrial Employment (IE) 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

Comprehensive Planning

Zone Change

There is a concurrent Plan Amendment application to re-designate the land use category from Business Employment (BE) to Industrial Employment (IE). Staff is concerned about the potential precedent that would be created by reclassifying the zoning and planned land use to more intense industrial use. This could lead to a conforming zone change to M-2, generally described in Title 30.40.250 as the following: “The M-2 Industrial District is intended to provide areas suitable for the location and operation of the most intense manufacturing and industrial activities.” Additionally, ZC-0008-98 was approved with a reduction from M-1 to M-D zoning, extending to Craig Road approximately 2,000 feet to the south of this site, to provide a buffer between the residential uses to the east and the more intense industrial uses to the west. This buffer has been in place for over 20 years and the intent to protect residences has been functionally effective during that time. Therefore, staff cannot support this zone boundary amendment request.

Use Permits

A use permit is a discretionary land use application that is considered on a case by case basis in consideration of Title 30 and the Master Plan. One of several criteria the applicant must establish is that the use is appropriate at the proposed location and demonstrate the use shall not result in a substantial or undue adverse effect on adjacent properties.

Use Permits & Design Review

A use permit is needed for the stacking of containers above the height of the screen fence which can also be seen from Industrial Center Drive and the adjacent less intense use (Nellis Air Force Base housing to the east and north). Those containers are located farther away from the housing along the west portion of the site adjacent to M-1 zoning. However, since the overall project cannot function independent of the zone change, which staff is not supporting, staff cannot support these portions of the request.

Staff Recommendation

Denial. This item has been forwarded to the Board of County Commissioners for final action.

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.

PLANNING COMMISSION ACTION: June 7, 2023 – APPROVED – Vote: Unanimous
Absent: Kilarski

Comprehensive Planning

- No Resolution of Intent and staff to prepare an ordinance to adopt the zoning.
- Stacking not to exceed 2 containers, with a maximum height of 10 feet each, for a total maximum height of 20 feet.
- 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.

Public Works - Development Review

- No comment.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that the property is already connected to the CCWRD sewer system; and that if any existing plumbing fixtures are modified in the future, then additional capacity and connection fees will need to be addressed.

TAB/CAC: Sunrise Manor - denial.

APPROVALS:

PROTESTS: 7 cards

PLANNING COMMISSION ACTION: March 21, 2023 – HELD – No Date – per the applicant.

APPLICANT: SUSANO URENO

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