

11/05/24 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-24-0372-CANNON PROPERTIES, LLC:

USE PERMITS for the following: **1)** outdoor storage; and **2)** vehicle sales.

DESIGN REVIEW for a proposed outdoor storage yard and vehicle sales in conjunction with an existing commercial building on 2.04 acres in a CG (Commercial General) Zone within the Airport Environs (AE-80 & APZ-1) Overlay.

Generally located on the west side of Nellis Boulevard, approximately 175 feet south of Cheyenne Avenue within Sunrise Manor. MK/sd/syp (For possible action)

RELATED INFORMATION:

APN:

140-17-501-008

LAND USE PLAN:

SUNRISE MANOR - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: 3161 N. Nellis Boulevard
- Site Acreage: 2.04
- Project Type: Proposed outdoor storage and vehicle sales
- Number of Stories: 1 (existing commercial building)
- Building Height (feet): 12 (existing commercial building)
- Square Feet: 4,000 (existing commercial building)

Site Plan

The plans depict an existing retail building with an outdoor storage area located on the west side of Nellis Boulevard. The site will be used for outdoor storage of trailers and vehicle sales. The retail building is located within the east portion of the parcel. Access is shown from Nellis Boulevard with parking spaces located along Nellis Boulevard and north of the existing building. In the west portion of the parcel there will be spaces for trailers for overnight parking with a wrought iron fence located in the center portion of the parcel to separate the vehicle sales and the outside storage and provide for security for the west portion of the parcel. The outdoor storage areas is not completely screened from Nellis Boulevard, but is setback behind the building.

Landscaping

The plans depict some landscaping along the north property line and a portion of Nellis Boulevard. No new landscaping is required or provided with this application.

Elevations

The plans show the existing retail building is 12 feet high and is located in the east section of the parcel. The existing building is 1 story with stucco exterior with a flat roofline and storefront windows.

Floor Plans

The plans depict an existing commercial building with an overall area of 4,000 square feet. The floor plan includes offices, lobby area, restroom, and utility room.

Applicant's Justification

The applicant states that their proposed business model will be primarily for an outdoor vehicle storage facility with accessory vehicle sales. Currently, the building is vacant and underutilized, and this application will help revitalize this area that often has longstanding vacancy and vandalism. The goal with the new business will help bring new life to the immediate area to enhance economic vitality. Operating hours will be Monday through Friday from 9:00 a.m. to 6:00 p.m. and Saturdays from 9:00 a.m. to 3:00 p.m.

Prior Land Use Requests

Application Number	Request	Action	Date
ADR-900044-01	60 foot high communication tower and associated equipment	Approved by ZA	May 2001
ZC-0025-89	Reclassified the site from R-E zone to M-1 zoning	Approved by BCC	March 1989
UC-0025-89	Established a boat sales and service facility	Approved by BCC	March 1989

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Business Employment	IP & CG (AE-80 & APZ-1)	Warehouse & gas station
South	Business Employment	IL (AE-80 & APZ-1)	Industrial/outside storage
East	Business Employment	RS20 & IL (AE-80 & APZ-1)	Industrial/outside storage
West	Business Employment	IP (AE-80 & APZ-1)	Vehicle repair

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 Permits

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.

Staff finds that the proposed outdoor storage use is compatible with the surrounding area. Many of the adjacent properties, while zoned for industrial uses, have outside storage of materials. The surrounding area is a predominantly industrial area, and the proposed use should have minimal to no impact on the surrounding properties.

The established Accident Potential Zones are sub-districts of the Overlay District and are areas potentially affected by accidents and arriving aircraft. Special use permits are required in the APZ-1 zone to determine if each use is compatible with the Overlay regulations.

The requested use permits conform in part with Policy SM-1.2: Adaptive reuse of existing or underutilized buildings that will help promote reinvestment and in part with Policy SM-5.1: local employment to develop businesses that provide for employment base within Sunrise Manor. Therefore, staff can support the requested use permits.

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 that the proposed outdoor storage use is compatible with the surrounding area. The request also complies, in part, with Master Plan policy SM-5.2 which encourages patterns and standards compatible with the continuing operation of Nellis Air Force Base and the AEO District. The proposed use should not conflict with the Air Force Base as this outdoor storage and accessory vehicle sales are common uses within this immediate area, thus limiting any large gathering of individuals within the APZ-1 zone. The plans depict the west property line as having an existing block wall that will screen any outside storage from adjacent properties. Although the applicant is not providing screening measures along the right-of-way the area around the site is similar in nature to the other adjacent uses outdoor storage, including outside storage. The parcel has cross access to both properties north and south. Staff does not foresee any detrimental consequences regarding the lack of screening and buffering from the rights-of-way. Therefore, staff can support the design review.

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

- 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.
- 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

- Applicant is advised that Nevada Department of Transportation (NDOT) permits may be required.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC: Sunrise Manor - approval.

APPROVALS:

PROTESTS:

APPLICANT: HILDA ESPADAS

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