

06/18/24 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-24-0174-3899 N. LAS VEGAS BLVD, LLC:

WAIVER OF DEVELOPMENT STANDARDS to increase fence and wall height in conjunction with an approved mini-warehouse facility on 1.65 acres in a CG (General Commercial) Zone within the Airport Environs (AE-65) Overlay.

Generally located on the north side of Las Vegas Boulevard North and the west side of Puebla Street within Sunrise Manor. MK/mh/ng (For possible action)

RELATED INFORMATION:

APN:

140-08-114-004

WAIVER OF DEVELOPMENT STANDARDS:

Increase fence, gate, and screen wall height along north and southwest property lines to 10 feet where a maximum of 8 feet is permitted per Section 30.04.03C (a 25% increase).

LAND USE PLAN:

SUNRISE MANOR - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: 3899 Las Vegas Boulevard North
- Site Acreage: 1.65
- Project Type: Fence and wall
- Fence/Wall Height (feet): 10

Site Plan

The plan depicts a mini-warehouse facility which was approved in November 2022, by the Planning Commission via WS-22-0462. The site remains unchanged, with the exception of proposed increases to fence, gate, and screen wall heights along the north and southwest property lines. The north property line features a 10 foot high block wall and 10 foot high wrought iron fences in the gaps located between the mini-warehouse storage units. A 10 foot high, 54 foot long block wall runs along the southwest property line, connecting the existing 10 foot high wall along the west property line, adjacent to the residential development, which is to the 2 story mini-warehouse building.

Landscaping

There are no proposed or required changes to landscaping associated with this application.

Elevations

The plans depict 2 wrought iron fences that are both 10 feet in height and feature a black paint finish, along with 3 concrete block wall areas that are also 10 feet in height and will match the color of the buildings.

Applicant's Justification

The applicant states that increasing the fence and wall height to 10 feet is necessary due to the frequency of unauthorized individuals accessing the site, which will inhibit the safety and viability of the mini-warehouse facility. The proposed height of the fence and wall areas will match the height of the single-story storage units. There are no proposed fences or walls along Puebla Street or Las Vegas Boulevard North.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-22-0462	Waiver for modified driveway design for a mini-warehouse facility	Approved by PC	November 2022
VS-0942-00	Vacated and abandoned easements on the site and the property to the north	Approved by BCC	August 2000
DR-0943-00	42,000 square foot commercial and industrial complex	Approved by BCC	July 2000
TM-0225-00	1 lot commercial subdivision on 4.5 acres	Approved by BCC	July 2000
ZC-0329-00	Reclassified this site and the property to the north for a commercial and industrial complex	Approved by BCC	April 2000

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Business Employment	IP (AE-65)	Office/warehouse building
South	Business Employment	IP & RS5.2 (AE-70)	Distribution center & manufactured home park
East	Business Employment	H-2 (AE-65)	Undeveloped
West	Business Employment & Mid-Intensity Suburban Residential	CG & RS3.3 (AE-65)	Undeveloped & single family residential

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

Waiver 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.

Staff finds that the proposed increase to fence, gate, and wall height will not have any adverse effects on the adjacent properties to the north and southwest. The proposed 10 foot wall height along the southwest property line will match the existing wall that buffers the residential properties. The industrial property to the north is a more intensive use, so increasing the height in this area will provide a buffer for the subject site. Therefore, staff can support this request.

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

- 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

- Comply with approved drainage study PW22-16285.

Fire Prevention Bureau

- No comment.

Southern Nevada Health District (SNHD) - Engineering

- Applicant is advised to contact the SNHD Environmental Health Division at septics@snhd.org or (702) 759-0660 to obtain written approval for a Tenant Improvement, so that SNHD may review the impact of the proposed use on the existing Individual Sewage Disposal (Septic) System.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0334-2022 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC: Sunrise Manor - approval.

APPROVALS:

PROTESTS:

APPLICANT: GERALD MINICH

CONTACT: GERALD MINICH, P.O. BOX 925, ATWOOD, CA 92811