

OUTSIDE STORAGE
(TITLE 30)

CANNOLI CIR/WYNN RD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-22-0449-SPIRIT INVESTMENTS, LLC:

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** street landscaping; **2)** reduce access gate setback; **3)** eliminate curb returns; and **4)** reduce throat depth.

DESIGN REVIEW for an outdoor storage facility on 0.5 acres in an M-1 (Light Manufacturing) Zone.

Generally located on the south side of Cannoli Circle, 240 feet west of Wynn Road within Paradise. MN/jad/syp (For possible action)

RELATED INFORMATION:

APN:

162-19-810-006

WAIVERS OF DEVELOPMENT STANDARDS:

1. Eliminate street landscaping where required per Table 30.64-2 and Figure 30.64-13.
2. Reduce the access gate setback to 10 feet where a minimum of 50 feet is required per Section 30.64.020 (an 80% reduction).
3. Eliminate curb returns where required per Uniform Standard Drawing 222.1.
4. Reduce throat depth to 15 feet where 25 feet is required per Uniform Standard Drawing 222.1 (a 40% reduction).

LAND USE PLAN:

WINCHESTER/PARADISE - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: 4171 Cannoli Circle
- Site Acreage: 0.5
- Project Type: Outside storage facility
- Parking Required/Provided: 3/3

Site Plans

The plans show a 0.5 acre parcel with a 6 foot high chain-link fence along the eastern, western, and southern property lines with a 6 foot CMU block wall with decorative wrought iron gate along the front/northern portion of the property. The front wall and gate are shown set back 10

feet from the right-of-way. The plans indicate that the site will be used to store stacks of pallets. No structures are proposed with this application, except a 6 foot high decorative CMU trash enclosure that is shown at the southern end of the site. The parcel is accessed from Cannoli Circle through a 40 foot access driveway off of the Cannoli Circle cul-de-sac. Three parking spaces are provided along the northwestern corner of the site.

Landscaping

No landscaping is shown on the plans. The applicant is seeking to eliminate required landscaping for the site with this application.

Signage

Signage is not a part of this request.

Applicant’s Justification

The applicant indicates that the site will be used as a pallet storage yard with no additional structures on the property. They further state the use will be compatible with the surrounding area, traffic to the site will be low, the elimination of landscaping at the site will help with water conservation, and that the site will not be viewable from the street, so the aesthetics of the area will not be impacted as a result of the proposal.

Prior Land Use Requests

Application Number	Request	Action	Date
DR-0611-07	New office/warehouse building - expired	Approved by PC	July 2007

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North, East, & West	Business Employment	M-1	Office/warehouse, outside storage, & industrial development
South	Entertainment Mixed-Use	M-1	Office/warehouse, outside storage, & industrial development

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Waivers 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.

Waiver of Development Standards #1

Policies 1.4.1 and 6.2.1 of the Master Plan encourage context sensitive design of neighborhoods and to encourage development that enhances neighborhoods. With these policies in mind, staff does not find that the elimination of street landscaping would meet the intent of these policies, as several other properties in the surrounding neighborhood have provided some form of landscaping along the street frontage, and even in an industrial neighborhood some street landscaping can enhance the visual aspects of the neighborhood.

Waiver of Development Standards #2

While the shape and size of the subject site greatly impact the location and setback depth of access gates to the property, the total requested reduction seems excessive. Furthermore, the reduction to 10 feet would still likely mean large commercial vehicles entering the site would impede the right-of-way while the gate opens, which may impact adjacent businesses on the cul-de-sac. For these reasons, staff cannot support this waiver.

Design Review

Overall, staff does not object to the use of the site as an outdoor storage facility, as such a use would be consistent with the surrounding area. It appears the storage on the site would be screened from view, and will otherwise activate the space helping to reduce potential issues related to crime.

With that said, the design of site relies on the complete elimination of landscaping, which is not consistent with the surrounding neighborhood and would contribute to environmental issues that will negatively impact the surrounding area. In addition, the placement of the access gate could create impacts, to access to other businesses while vehicles are waiting for the gate to open. Staff finds that there are design alternatives that could be considered to either eliminate these issues or to make the design more in compliance with Title 30 regulations. Given this, staff cannot support the design review as currently proposed.

Public Works - Development Review

Waivers of Development Standards #3 & #4

Staff has no objection to the reduced throat depth and pan driveway for the commercial driveway on the private street, Cannoli Circle, since it sees a low volume of traffic.

Staff Recommendation

Approval of waivers of development standards #3 and #4; denial of waivers of development standards #1 and #2, and the design review.

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

If approved:

- 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; nothing shall be stacked above the height of the fence/wall; 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

- Drainage study and compliance.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC: Paradise - approval (1 year review as a public hearing).

APPROVALS:

PROTESTS:

APPLICANT: LEOPOLDO MONTOYA RIVERA

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