

02/06/24 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-23-0816-ANGELLOTTI FAMILY TRUST & ANGELLOTTI DOROTHY TRS:

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** cross access; and **2)** bicycle parking.

DESIGN REVIEWS for the following: **1)** parking lot with office; and **2)** lighting plan on 2.1 acres in a C-2 (General Commercial) Zone.

Generally located on the north side of Karen Avenue and the west side of Boulder Highway within Winchester. TS/bb/syp (For possible action)

RELATED INFORMATION:

APN:

161-07-101-011; 161-07-101-012

WAIVERS OF DEVELOPMENT STANDARDS:

1. Eliminate cross access where cross access shall be provided to non-residential land uses that are similar or complementary with consistent levels of intensity and similar parking per Table 30.56-2.
2. Eliminate bicycle parking where 4 spaces and 2 bicycle racks are required per Table 30.60-2 (a 100% reduction).

DESIGN REVIEWS:

1. Parking lot with office.
2. Lighting plan.

LAND USE PLAN:

WINCHESTER/PARADISE - CORRIDOR MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: 3572 and 3582 Boulder Highway
- Site Acreage: 2.1
- Project Type: Parking lot
- Number of Lots/Units: 2
- Number of Stories: 1
- Building Height (feet): 13
- Square Feet: 300
- Parking Required/Provided: 2/132

Site Plan

The site plan depicts an existing paved parking lot with lighting on 2 separate, but connected parcels. Both parcels are located on the west side of Boulder Highway north of Karen Avenue with one gated access drive on each street. The property was previously approved for vehicle sales and parking lot with ZC-0249-95. A 300 square foot rectangular shaped modular office building is proposed at the northeast entrance at Boulder Highway. The office is set back 20 feet from east property line (Boulder Highway) and 31 feet from the north property line. A commercial vehicle shared parking lot with 132 parking spaces is shown on the plan. The site has a 5 foot block wall along the west property line, and 3 foot wrought iron decorative fences along the north, east, and south property lines. Both access driveways are gated and setback at least 50 feet from the property lines. Gates will remain closed at all times with employee access only permitted with remote access control. The applicant's request is to allow a shared cross access commercial fleet vehicles (vans) and employee parking during work shifts.

Landscaping and lighting

The property has parking lot and perimeter lighting and a minimum of 15 feet of on-site landscaping adjacent to Boulder Highway and Karen Avenue. Up to an additional 14 feet of landscaping is depicted in the Boulder Highway right-of-way. Existing on-site light poles are 22 feet in height with down shielded lights. There are several public streetlights located in the Boulder Highway and Karen Avenue right-of-way adjacent to the existing attached sidewalks. 15 small trees are located along Boulder Highway and 19 small trees are located along Karen Avenue. 22 large trees are located on the north and west property lines and within the interior parking lot planter locations. The perimeter street side landscaping meets the 15-foot depth and number of trees required with shrubs. Additional decorative palm trees have been included along the streets.

Elevations

The proposed office is a modular building permanently affixed to the finished grade and the exterior walls of the office building are painted with vertical board siding and a flat roof. The trailer entrance faces the access drive to the south. Any mechanical equipment will either be ground mounted or shielded from view if roof mounted per code. The structure will meet Title 30 setback standards and code requirements for shielding mechanical equipment.

Floor Plans

The 300 square foot office trailer is 10 feet by 30 feet with windows on all sides and the access door facing south. The trailer has a restroom and office space.

Applicant's Justification

The applicant states that this site will be accessed by employees to park personal vehicles, pick-up work vehicles, and work vans for offsite use. The property and both parcels were previously used for vehicle sales. The property is accessed from gated driveways at Boulder Highway and Karen Avenue. Three foot wrought iron fences are proposed along the north, east, and south property lines. An existing 5 foot high wall is located along the west property line. Both gates are mechanically operated by remote and located at least 50 feet from the property lines. Fifteen feet of landscaping is provided between the parking spaces and the property lines along Boulder Highway and Karen Avenue, with up to an additional 10 feet of landscaping shown in the

Boulder Highway right-of-way. Both Boulder Highway and Karen Avenue will continue to have existing attached sidewalks. A modular office building will be located at the northeast corner of the property with a south facing door, vertical lap siding, and several windows. The public will not access this property, and employee parking is provided with a waiver included to not install bicycle racks at this site. The proposed plan repurposes the existing facilities, including some lights to meet the needs of the new parking lot for commercial fleet vehicle uses. The proposed lighting plan will not negatively impact the surrounding property and there is no residential use within 200 feet of this site.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-0249-95	Reclassified from H-2 to C-2 zoning	Approved by BCC	March 1997

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North & West	Corridor Mixed-Use	C-2	Small trailer parking & sales
South	Corridor Mixed-Use	H-2	Manufactured home community
East	Business Employment, Public Use, & Corridor Mixed-Use	H-2	General commercial uses

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

Waivers 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.

Cross access is not ideal at this location since the approval of ZC-0249-95 and all properties and uses requiring individually secured and gated parking lots. While staff does not normally support elimination of bicycle parking, this use is primarily a parking lot and storage of fleet vans for pick-up and drop-off by employees. The site is secured with gated and controlled access and has an office space that could be used in the event someone needed to store a bicycle.

More permanent bicycle parking should be provided when a use open to the public is developed. Staff can support the waiver requests.

Design Reviews

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.

The proposed continued use as a parking lot with updated access design and gates, will be compatible with the adjacent parking lots that are used to store small trailers for sale. The previously approved use as a vehicle sales lot is similar to the this use with respect to parking and landscaping. The proposed use is not open to the public and only accessible by employees parking and taking work vehicles to off-site locations. The trailer is similar to other office trailers within a quarter mile of this site and has windows to enhance the appearance. The site has enhanced landscaping, even if some of it is in the right-of-way, including a mixture of tree types, shrubs and planter widths. The lighting plan is consistent with the previously approved vehicle sale parking lot in design and layout and will provide adequate light for security. Staff can support the design review requests.

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;
- Certificate of Occupancy and/or business license shall not be issued without approval of an application for a zoning inspection.
- 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; the County has adopted a rewrite to Title 30 effective January 1, 2024, 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; 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

- Drainage study and compliance.

Fire Prevention Bureau

- Applicant is advised 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.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC: Winchester - approval.

APPROVALS:

PROTESTS:

APPLICANT: MIKE LANDAU

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