

02/04/25 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-24-0721-ZS PROPCO LAS VEGAS, LLC:

WAIVER OF DEVELOPMENT STANDARDS to allow outdoor storage within an area subject to residential adjacency standards.

DESIGN REVIEW for outdoor storage in conjunction with an existing warehouse on 4.49 acres in an IP (Industrial Park) Zone within the Airport Environs (AE-75 & APZ-2) Overlay.

Generally located on the south side of Cheyenne Avenue and the west side of Walnut Road within Sunrise Manor. WM/my/kh (For possible action)

RELATED INFORMATION:

APN:

140-18-111-001

WAIVER OF DEVELOPMENT STANDARDS:

Allow outdoor storage within an area subject to residential adjacency where not permissible per Section 30.04.06E.

LAND USE PLAN:

SUNRISE MANOR - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: 3813 E. Cheyenne Avenue
- Site Acreage: 4.49
- Project Type: Outdoor storage
- Square Feet: 7,250 (outdoor storage)
- Parking Required/Provided: 83/83

Site Plan

The site plan depicts an existing warehouse located on the southwest corner on Cheyenne Avenue and Walnut Road. There is an outdoor storage area on the west side of the building which has an area of 7,250 square feet and is setback 119 feet from the residential development to the south. The area is surrounded by 16 foot high walls on the north and south ends of the proposed area and by the west wall of the building on the east side of the storage area. A 16 foot high screen gate will be installed on the west side of the storage area. Access is from Cheyenne Avenue and Walnut Road. The plans depict no changes to the existing parking lot area or drive aisles.

Landscaping

Landscaping is not a part of this request. Landscaping exists along the perimeter of the site and behind the existing attached sidewalks along Cheyenne Avenue and Walnut Road.

Elevations

The fence elevations depict existing CMU walls along the perimeter of the site. A 2 foot wrought iron fence with a perforated metal panel will be placed on top of the existing 6 foot CMU wall along the north side of the site. An 8 foot high wrought iron fence will be installed next to the walls along the south and west property lines, with a perforated metal screen on the top 2 feet of the fence. In addition, an 8 foot high wall is proposed on the top of the existing 8 foot high walls (16 feet total) within the dock area to further screen the outdoor storage. A 16 foot high screened gate will be installed on the west side of the storage area. The gate will not interfere with the onsite circulation.

Applicant's Justification

The applicant states the outdoor storage, which consists of containers stacked up to 16 feet high, will be screened from the surrounding property and right-of-way by a 16 foot screen wall immediately surrounding the storage area, as well as an 8 foot high screen fence on the perimeter of the site. In addition, the surrounding area is master planned Business Employment, which is compatible with the project.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-21-0466	Zone change to from C-2 M-D for a distribution center	Approved by BCC	October 2021
UC-1627-05	Use permit for electrical substation	Approved by PC	December 2005
ZC-1251-99	Zone change from R-E and H-2 to C-2 for a shopping center	Approved by BCC	September 1999

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Business Employment	CG & RM18	Commercial complex, multi-family residential
South	Business Employment	RM18	Multi-family residential
East	Business Employment	IP	Warehouse complex
West	Business Employment	CG	Commercial complex

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.

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.

Waiver of Development Standards & Design Review

Staff can support the request for the waiver of development standards and design review since two walls will be extended to a height of 16 feet on the north and south ends of the storage area, as well as a 16 foot high screened gate on the west side of the storage area. The perimeter walls have been extended to provide a total of 8 foot high screening. This will help shield and screen the outside storage from the residential development to the south. This mitigation will reduce any impacts to the neighborhood; 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

- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance.
- 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

- 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; if any existing plumbing fixtures are modified in the future, then additional capacity and connection fees will need to be addressed.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: ZSPR PROPCO LAS VEGAS, LLC

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