08/04/26 PC AGENDA SHEET

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
UC-26-0349-A J M M HOLDINGS, LLC:

USE PERMITS for the following: **1)** allow manufacturing, light; and **2)** outdoor storage.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce parking; **2)** modify residential adjacency standards; and **3)** modify buffering and screening.
DESIGN REVIEW for proposed modifications to an existing office/warehouse facility on a 0.5 acre portion of 13.57 acres in an IL (Industrial Light) Zone within the Airport Environs (AE-70, AE-75, & APZ-2) Overlay.

Generally located north of Carey Avenue and east of Abels Lane within Sunrise Manor. TS/jm/kh (For possible action)

RELATED INFORMATION:

APN:
140-17-311-005; 140-17-311-007; 140-17-311-010; 140-17-311-012; 140-17-311-014; 140-17-311-015; 140-17-311-016; 140-17-311-019; 140-17-311-021; 140-17-311-022; 140-17-311-023; 140-17-311-024; 140-17-311-026; 140-17-311-027; 140-17-311-028; 140-17-311-029; 140-17-410-001; 140-17-410-003; 140-17-410-004; 140-17-410-005; 140-17-410-007; 140-17-410-008; 140-17-410-009; 140-17-410-011

RELATED APN:
140-17-410-009

WAIVERS OF DEVELOPMENT STANDARDS:
1. Reduce parking to 5 spaces where 8 are required per Table 30.04-2 (a 37.5% reduction).
2. Allow accessory outdoor storage where not permissible where residential adjacency standards apply per Section 30.04.06E.
3. Allow an existing 6 foot high screen wall along the east property line to remain where an 8 foot high decorative wall is required for buffering and screening per Section 30.04.02C.

LAND USE PLAN:
SUNRISE MANOR - BUSINESS EMPLOYMENT

BACKGROUND:
Project Description
General Summary
- Site Address: 2522 Abels Lane
- Site Acreage: 0.5 (portion)/13.57 (overall)
- Project Type: Manufacturing, light with outdoor storage and site modifications

- Number of Stories: 1
- Square Feet: 7,710
- Parking Required/Provided: 8/5

Site Plan

The site consists of an existing office/warehouse building that is part of an overall industrial complex consisting of 26 buildings. The proposed business will be light assembly and repair of auto parts (manufacturing, light per Title 30). The subject parcel 140-17-410-009 is located on the southern portion of the industrial complex, and the existing building is centrally located on the parcel. The site plan shows 5 parking spaces in the front (west) of the building including an ADA space, where 8 spaces are required, thus necessitating a waiver. Access to the site is from Abels Lane via an existing driveway to the west of the parcel. Cross access also exists throughout the entire complex. An existing manufactured home park shares the east property line. The outdoor storage area located east of the building features multiple rows of outdoor storage along the rear of the site. The outdoor storage space is arranged in multiple metal containers, providing walkways that range from 4 feet to 5 feet wide, and a 7-foot separation to the rear wall along the east property line.

A use permit is required for the proposed manufacturing, light because this use is not 200 feet from any nonindustrial use to the east; and is within 600 feet of any area subject to Residential Adjacency. In addition, a use permit for outdoor storage is required as the site is not properly screened with an 8 foot high screened fence or wall.

Landscaping

Landscaping exists along the street, the front parking lot, and the rear property line. The applicant stated that there is currently an existing blue Italian cypress, several well-established pyracantha trees, and a weeping fig tree. While this landscaping does not comply with the condition of approval for the companion item WC-26-400064 (WS-1564-00) it meets code. No other changes to the existing landscaping are proposed with this request.

Elevations and Floor Plan

The photos show an existing building consisting of clay-colored CMU blocks and concrete panels. The entrance and an existing roll-up door are depicted on the front (west) elevation facing Abels Street. A roll-up door also exists on the east elevation facing the rear outdoor storage area. The floor plan depicts an existing 7,710 square foot building consisting of office and warehouse areas.

Applicant's Justification

The applicant states the use consists of remanufacturing automotive steering components such as steering gear boxes, steering rack and pinions, and steering pumps. The applicant states that the operations are entirely within the existing warehouse building, and due to operational necessity, the rear of the site was dedicated to store specialized skid boxes containing rack, pinion, and gear box cores. The applicant also states that the rear yard is completely close to the public, and that material handling is limited to occasional forklifts strictly during daytime business hours, minimizing noise impacts on the surrounding area.

The applicant states that the reduced parking spaces accurately reflect the actual operational demand, because the business offers delivery services, therefore customers rarely visit the shop. The applicant believes that the 8 front parking spaces are sufficient to accommodate the standard employee shift and occasionally delivery vendors without causing any overflow onto Abels Lane. Per the applicant the requested parking reduction and conversion of the rear yard to dedicated outdoor storage will not alter the character of the neighborhood, impair public safety or overload public right of ways. Rather it allows an established local business to maximize its operational efficiency within its property bounds.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-19-0271	Use permit to allow manufacturing and vehicle repair - expired	Approved by PC	June 2019
TM-0184-05	Tentative map for 1 industrial lot	Approved by PC	September 2005
WS-1564-00	Waiver of development standards for a proposed office/warehouse complex	Approved by PC	December 2000
ET-0253-99 (ZC-0702-97)	First extension of time for ZC-0702-97	Approved by BCC	August 1999
ZC-0702-97	Zone change to M-1 zoning for an industrial subdivision, warehouses, and outdoor storage	Approved by BCC	July 1997

*Additional land use applications have been approved on this site and throughout the complex.

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Business Employment	IL (AE-75 & APZ-2)	Office/warehouse complexes
South	Business Employment	IL & IP (AE-65, AE-70, & APZ-2)	Office/warehouse with outdoor storage
East	Business Employment	RS5.2, IP, & IL (AE-70, AE-75, & APZ-2)	Manufactured home park, industrial development with outdoor storage
West	Business Employment	IP (AE-70, AE-75, & APZ-2)	Office/warehouse & outdoor storage

Related Applications

Application Number	Request
WC-26-400064 (WS-1564-00)	Waiver of conditions of a waiver of development standards is a companion item on this agenda.

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.

Use Permits #1

Staff finds similar uses to light manufacturing have been approved within this location and in the immediate area with no known impacts. Such factors in reviewing uses in the APZ-2 zone include number of people, density, and intensity of the use. The proposed business will be limited in the number of employees and will conduct limited business with the general public that may attract customers to the site, which is consistent with policies for uses in the APZ-2 zone. However, since the waivers of development standards cannot be supported, staff also cannot support this request.

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.

Waiver of Development Standards #1

The applicant requests a waiver to allow 5 parking spaces where 8 spaces are required under Title 30. The increase in operations with the proposed outdoor storage area changes how the site is used. Although the applicant provides 5 parking spaces, the required amount is 8 parking spaces. This limited number of on-site parking may result in unauthorized overflow parking on adjacent public streets creating potential issues. Therefore, staff does not support this request.

Use Permit #2 & Waiver of Development Standards #2

Staff finds that although the proposed outdoor storage will be screened from the adjacent residential use to the east by an existing reduced wall and landscaping, the proximity to the manufactured home park makes the use inappropriate for the site. This close proximity raises significant concerns regarding visual and operational incompatibility. Therefore, staff cannot support the requested use permit and the waiver of development standards to allow outdoor storage adjacent to a residential use.

Waiver of Development Standards #3

The applicant is proposing to eliminate the Title 30 screening requirements of an 8 foot high decorate screen wall and keep the existing 6 foot high block wall. The provision of buffering and

screening would help mitigate the impact of outdoor storage on the adjacent residential property. The applicant has not provided a compelling justification as to why the required 8 foot high decorative block cannot be installed, nor proposed a suitable alternative to minimize the potential adverse effects. For these reasons, staff cannot support this request.

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 request for outdoor storage and associated waivers of development standards will likely have adverse effects on the residences to the east of the site. The request relies on approval of waivers and a use permit, which staff does not support. Staff cannot support this request.

Staff Recommendation

Denial.

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

If approved:

- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance;
- 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;
- Work with the Las Vegas Metropolitan Police Department for the installation of security cameras and surveillance operation.
- Applicant is advised that certain uses are not permitted in the airport environs and certain other uses will require a special use permit; and that 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.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that the property is already connected to the CCWRD sewer system; and that if any existing plumbing fixtures are modified in the future, then additional capacity and connection fees will need to be addressed.

TAB/CAC: Sunrise Manor - approval.
APPROVALS:
PROTESTS:

APPLICANT: ARMANDO MORALES
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