08/04/26 PC AGENDA SHEET

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
WC-26-400064 (WS-1564-00)-A J M M HOLDINGS, LLC:

WAIVER OF CONDITIONS of a waiver of development standards requiring 24 inch box cypress trees every 5 feet in conjunction with an existing office/warehouse complex on 0.5 acres in an IL (Industrial Light) Zone within the Airport Environs (AE-70 & 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:
140-17-410-009

RELATED APNs:
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

LAND USE PLAN:
SUNRISE MANOR - BUSINESS EMPLOYMENT

BACKGROUND:
Project Description
General Summary
- Site Address: 2522 Abels Lane
- Site Acreage: 0.5
- 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 & Request
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 including an ADA space, where 8 spaces are required. 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, 245 feet from the front door of the business.

Landscaping

Landscaping exists along the street, the front parking lot, and the rear property line. The applicant states that there is existing blue Italian cypress, several well-established pyracantha trees, and a weeping fig tree. The applicant requests to waive the condition of approval under WS-1564-00 which requires 24-inch box cypress trees every 5 feet. No other changes to the existing landscaping are proposed with this request.

Previous Conditions of Approval

Listed below are the approved conditions for WS-1564-00:

- Subject to minimum 3 foot wide landscaping strip; 24 inch box cypress trees every 5 feet; landscaping to be maintained by a property association; compliance with ZC-0702-97; all applicable standard conditions for this application type.
- Applicant is advised that certain uses are not permitted in the airport environs and certain other uses will require a special use permit.

Applicant's Justification

Per the applicant's justification letter, this condition was originally met, however due to an irrigation issue all but one tree died, and the landscaper replaced the dead trees with Pyracantha and Weeping fig trees. The applicant requests to keep the existing plants, as removing them to attempt replanting Italian cypresses would likely result in the new plants dying. The pyracantha are healthy and already effectively providing greenery and privacy in the area.

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 of a zone change for an industrial subdivision, warehouses, and outdoor storage	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
UC-26-0349	Use permits, waivers of development standards, and a design review for manufacturing, light and outdoor storage 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
A waiver of conditions may be approved upon a finding that the condition will no longer fulfill its intended purpose. Staff finds that the proximity to the manufactured home park raises significant concerns regarding visual and operational incompatibility. Approval for WS-1564-00 was subject to a minimum 3 foot wide landscaping strip, with 24-inch box cypress trees to be planted every 5 feet along the east property line adjacent to a manufactured home park. The applicant's request to keep the current Pyrancantha and Single Cypress in lieu of planting the required cypress trees does not meet the intend of the development code. Per Title 30, buffering and screening shall be provided to enhance the visual appearance of the community, reduce impacts of uses and activities on neighboring properties, reduce heat island effect, and mitigate stormwater runoff. Staff does not support this request.

Staff Recommendation
Denial.

Approval of the waiver of conditions request constitutes a finding by the Commission/Board that the condition(s) will no longer fulfill its intended purpose.

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:

- Approval is limited to APN 140-17-410-009.
- Applicant is advised that certain uses are not permitted in the airport environs and certain other uses will require a special use permit; 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.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

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

APPLICANT: ARMANDO MORALES
CONTACT: ARMANDO MORALES, MB AUTOMOTIVE, 2522 ABELS LANE, LAS VEGAS, NV 89115