08/05/26 BCC AGENDA SHEET

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
WS-26-0334-ATLAS SIGN, LLC:

AMENDED WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce street landscaping; **2)** reduce parking area landscaping (no longer needed); **3)** waive full off-site improvements; and **4)** alternative driveway geometrics.
DESIGN REVIEW for a proposed warehouse on 0.34 acres in an IP (Industrial Park) Zone.

Generally located north of Park Street and east of McLaurine Avenue within Sunrise Manor. TS/mh/kh (For possible action)

RELATED INFORMATION:

APN:
161-07-110-021

WAIVERS OF DEVELOPMENT STANDARDS:
1. a. Reduce street landscaping along Park Street where 1 small tree and 1 shrub every 20 feet is provided and 1 large tree and 3 shrubs every 30 feet is required per Section30.04.01D.
   b. Reduce street landscaping area along McLaurine Avenue to a minimum of 3 feet where a 6 foot wide landscape area with 1 large tree and 3 shrubs every 30 feet is required per Section 30.04.01D.
2. Reduce parking area landscaping to a minimum of a 3 foot wide planting strip where an 8 foot wide planting strip is required per Section 30.04.01D.3 (no longer needed).
3 a. Eliminate off-site improvements (curb, gutter, detached sidewalks, streetlights, and partial paving) along Park Street where required per Section 30.04.08C.
   b. Eliminate off-site improvements (curb, gutter, detached sidewalks, streetlights, and partial paving) along McLaurine Avenue where required per Section 30.04.08C.
4. a. Reduce driveway throat depth along Park Street to 16 feet where a minimum of 25 feet is required per Uniform Standard Drawing 222.1 (a 36% reduction).
   b. Reduce driveway width to 24 feet where a minimum of 32 feet is required per Uniform Standard Drawing 222.1 (a 25% reduction).
   c. Reduce back of curb radius to 10 feet where a minimum of 25 feet is required per Uniform Standard Drawing 222.1 (a 60% reduction).
   d. Eliminate approach distance from the driveway along Park Street to the intersection of Park Street and McLaurine Avenue where a minimum of 150 feet is required per Uniform Standard Drawing 222.1.

LAND USE PLAN:
SUNRISE MANOR - BUSINESS EMPLOYMENT

BACKGROUND:
Project Description
General Summary

- Site Address: 3662 Park Street
- Site Acreage: 0.34
- Project Type: Warehouse
- Number of Stories: 2
- Building Height (feet): 34
- Square Feet: 8,000
- Parking Required/Provided: 8/9
- Sustainability Required/Provided: 7/4

Site Plans
The plans depict an 8,000 square foot warehouse building located on the northeast corner of Park Street and McLaurine Avenue. The site is accessed via a 24 foot wide driveway along Park Street. The building is located along the east side of the site, featuring the following setbacks: 10 feet from the north, 10 feet from the east, 20 feet from the south, and 52 feet from the west. Parking is provided on the west side of the building, with a walkway that leads to the building entrance. The trash enclosure is located on the north side of the building.

Landscaping
The plans depict street landscaping consisting of small and large trees, shrubs, and groundcover along McLaurine Avenue, along with small trees, shrubs, and groundcover along Park Street. The applicant is requesting a waiver to reduce the number of trees along both streets and reduce the width of the landscape area along McLaurine Avenue to a minimum of 3 feet where 6 feet is required per Title 30.

Elevations
The plans depict a warehouse building that is 34 feet high at the peak, with most of the building only being 30 feet in height. Building features a flat, variable roofline with CMU facades, metal doors, steel awnings, and pilaster pillars. The west side features the building entrance and storefront doors and windows, while the east side features roll-up overhead doors. The building will be painted neutral colors.

Floor Plans
The plans depict a 2 story warehouse building. The first floor is 6,000 square feet with an open layout and the second floor features a 2,000 square foot storage mezzanine.

Applicant's Justification
The applicant states the lack of off-site improvements matches the surrounding area and the parcel is not wide enough to provide the minimum approach distance. The reductions to driveway width, throat depth, back of curb radius, and street landscaping are necessary to provide adequate parking. The applicant adds that the waiver requests are necessary to develop the site for its intended use.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-0364-17	Zone change from R-E and H-2 to M-D	Approved by BCC	July 2017
ZC-0079-09 (ET-0051-12)	First extension of time for a zone change from R-E and H-2 to M-D, use permits for retail sales and secondhand sales, waivers, and design review for a commercial building with outdoor storage	Approved by BCC	June 2012
ZC-0079-09	Zone change from R-E and H-2 to M-D, use permits for retail sales and secondhand sales, waivers, and design review for a commercial building with outdoor storage	Approved by BCC	April 2009
VS-0078-09	Vacation and abandonment portions of right-of-way being Park Street and McLaurine Avenue	Approved by BCC	April 2009
VS-1593-06	Vacation and abandonment a portion of right-of-way being McLaurine Avenue	Approved by BCC	February 2007

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Business Employment	IP	Single-family residential
South	Business Employment; Public Use; & Corridor Mixed-Use	IP, H-2, & CG	Flood channel & motel
East & West	Business Employment	IP	Outdoor storage

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.

Waivers of Development Standards #1 & #2
The purpose of landscaping is to reduce the impacts of wind, dust, pollution, glare, and heat island effect on human health and comfort, and to provide an aesthetically pleasing streetscape. Staff finds that since the site is being redeveloped, the applicant can provide street landscaping

that is compliant with Title 30 standards. The reductions to street landscaping along Park Street and McLaurine Avenue may adversely affect both streets and the surrounding area. Therefore, staff cannot support these requests.

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 has no objection to the proposed warehouse use or the building design, which complies with Title 30 design standards. However, staff is concerned with the number of waivers requested, as well as the layout of the site. The location and design of the driveway poses safety risks to vehicles and pedestrians, and the reductions to street landscaping may adversely affect the surrounding area. Staff is not supporting the related waivers of development standards and cannot support the design review.

Public Works - Development Review

Waiver of Development Standards #3

Historical events have demonstrated how important off-site improvements are for drainage control. Additionally, full width paving allows for better traffic flow and sidewalks on public streets provide safer pathways for pedestrians and for children to walk to school. With the complete rebuild of the site, the applicant has the ability to meet the standards. Therefore, staff cannot support the waiver of development standards for full off-site improvements.

Waiver of Development Standards #4a, #4b, & #4c

The reduction in throat depth, driveway width and back of curb radius reduces the safety of vehicles entering and exiting the site. Narrower driveways combined with reduced radius and throat depth will result in more vehicles stopping in the right-of-way while drivers attempt to negotiate the tight turns that will be required. Therefore, staff cannot support this request.

Waiver of Development Standards #4d

Staff cannot support the reduction in approach distance for Park Street. Vehicles exiting the site will not have enough distance with traffic approaching the intersection increasing the chance of vehicle collisions.

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, and payment of the tree fee-in-lieu is required for any required trees waived.
- 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

- Drainage study and compliance;
- Right-of-way dedication to include spandrel at the intersection of McLaurine Avenue and Park Street on the southwest corner of the parcel;
- Execute a Restrictive Covenant Agreement (deed restrictions);
- Applicant shall agree to participate in a Special Improvement District (SID) for off-site improvements, including but not limited to, paving, curb and gutter, streetlights, and fire hydrants.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0631-2026 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

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

APPLICANT: INFINITY ENGINEERING, LLC
CONTACT: INFINITY ENGINEERING, LLC, 4276 SPRING MOUNTAIN ROAD #200, LAS VEGAS, NV 89102