08/05/26 BCC AGENDA SHEET

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
WS-26-0335-SKD SEPARATE PROPERTY TRUST ETAL & DARNELL STEVEN KEITH TRS:

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** eliminate street landscaping; **2)** reduce parking area landscaping; **3)** eliminate buffering and screening requirements; **4)** increase fence height; **5)** reduce access gate setback; **6)** modify residential adjacency standards; **7)** alternative driveway geometrics; and **8)** waive full off-site improvements.
DESIGN REVIEW for a proposed vocational or avocational training center on 0.96 acres in a CG (Commercial General) Zone.

Generally located north of Spring Street and east of Revere Street within Goodsprings. JJ/rr/kh (For possible action)

RELATED INFORMATION:

APN:
202-26-601-004

WAIVERS OF DEVELOPMENT STANDARDS:
1. a. Eliminate street landscaping along Revere Street where 6 feet of landscaping consisting of large trees every 30 feet on center is required per Section 30.04.01D.
   b. Eliminate street landscaping along Spring Street where 6 feet of landscaping consisting of large trees every 30 feet on center is required per Section 30.04.01D.
   c. Eliminate street landscaping along Vegas Street where 6 feet of landscaping consisting of large trees every 30 feet on center is required per Section 30.04.01D.
2. a. Reduce parking area landscaping where 1 large or medium tree is required for every 6 parking spaces per Section 30.04.01D.
   b. Reduce the required landscape islands where 1 landscape island shall be provided for every 6 parking spaces per Section 30.04.01D.
3. Eliminate buffering and screening along a portion of the north property line where a 15 foot wide landscape buffer with an 8 foot high decorative screen wall is required per Section 30.04.02C.
4. Increase the height of a fence located within a front setback along Revere Street to 4 feet where 3 feet is the maximum height allowed per Section 30.04.03B (a 33% increase).
5. Reduce the access gate setback to 11 feet from Vegas Street where 18 feet is required per Section 30.04.03E (a 39% reduction).
6. a. Allow the tallest and largest structure of multi-building developments not to be in the core of the site where required per Section 30.04.06G.
   b. Allow roll-up overhead doors to face a residential district where not permissible per Section 30.04.06N.

7. Eliminate installation of a commercial return driveway where required along Vegas Street per Uniform Standard Drawing 222.1.
8. a. Waive full off-site improvements (curb, gutter, detached sidewalks, streetlights, and partial paving) along Revere Street where required per Section 30.04.08C.
   b. Waive full off-site improvements (curb, gutter, detached sidewalks, streetlights, and partial paving) along Spring Street where required per Section 30.04.08C.
   c. Waive full off-site improvements (curb, gutter, detached sidewalks, streetlights, and partial paving) along Vegas Street where required per Section 30.04.08C.

LAND USE PLAN:
SOUTH COUNTY (GOODSPRINGS) - CORRIDOR MIXED-USE

BACKGROUND:
Project Description
General Summary
- Site Address: 48 Revere Street
- Site Acreage: 0.96
- Project Type: Vocational or avocational training center
- Number of Stories: 1 (proposed building)
- Building Height (feet): 29 (proposed building)
- Square Feet: 4,753 (proposed building)/897 (future retail building)/1,225 (existing accessory structures)/6,875 (total)
- Parking Required/Provided: 14/15

Site Plan
The plan depicts a proposed 4,753 square foot building for vocational training on the western portion of the site located on the north side of Spring Street between Revere Street and Vegas Street. The building is proposed to have a minimum front setback of 30 feet from the west property line along Revere Street, a minimum side setback of 19 feet from the north property line, a minimum side street setback of 93 feet from the south property line, and a minimum rear setback of 79 feet from the east property line along Vegas Street. The plan also indicates an 897 square foot retail store on the southern portion of the property which is intended to be constructed in a future phase. In addition 5 existing accessory buildings and structures are shown on the site ranging from 60 square feet to 744 square feet and generally located to the south and east of the proposed building.

The site is proposed to be accessed via a new 32 foot wide driveway along Vegas Street. The driveway approach will be paved but it will not be a commercial return driveway which is the subject of a waiver request. The driveway will have a double gate that will remain open during business hours. However, the gate will be 11 feet from the property line where 18 feet is required, which is also the subject of a waiver request. The driveway will access a parking area with 15 parking spaces, including 2 accessible spaces. The parking area is proposed to be surfaced with gravel and redwood edging instead of curbing. The site is located outside of Hydrographic Basin 212 and is therefore, subject to the dust control requirements in compliance with Clark County Air Quality Regulations. A 32 foot wide paved driveway and asphalt surfaced area is provided from Revere Street for fire truck access and for access to a trash enclosure. A

second 24 foot wide fire truck access is depicted from Revere Street and located north of the proposed building. A 5 foot wide pedestrian walkway is located around the sides of the proposed building. An existing 4 foot high fence comprised of mesh attached to railroad ties is located along Revere Street, Spring Street, and Vegas Street. A portion of the fence located along Revere Street is within the 10 foot front setback and is requested to be waived.

Landscaping

The plan depicts existing trees located along Revere Street, Spring Street, and Vegas Street as well as on portions of the site generally to the south of the proposed building. However, an existing 4 foot high fence is located within the 10 foot front setback along Revere Street in the area where the landscape strip would normally be located. Existing trees along Spring Street and Vegas Street are also located behind the fence, which is set back at least 10 feet from these streets. Therefore, any existing trees along these streets would also be located outside the landscape strips. These factors effectively eliminate street landscaping, where 17 large trees are required, which is the subject of a waiver request. The parking area includes 3 new trees, however, 2 landscape islands with 2 medium to large trees are not provided, which is the subject of a waiver request. The required landscape buffer and decorative screen wall along a 30 foot long portion of the north property line adjacent to a residential zone is also the subject of a waiver request.

Elevations

The plans depict a proposed building up to 29 feet in height with a pitched metal roof and metal siding that will be painted a rustic red-brown hue with orange undertones. Three roll-up doors are provided on the side of the building (Elevation A) that faces southwest toward Revere Street and also on the side (Elevation C) that faces northeast toward Vegas Street. The northwest side of the building (Elevation B) includes an entrance. The southeast side of the building (Elevation D) includes 2 entrances and 2 garage doors with clerestory windows above.

Floor Plans

The plans depict a proposed 4,753 square foot building. The floor plans include a 2,832 square foot shop with three, 12 foot wide garage doors on each side of the shop and 2 exit doors. Also included is a 744 square foot storage room with an access door to the shop, a 10 foot wide garage door, and 1 exit door, a 923 square foot classroom with an access door to the shop, a 10 foot wide garage door, and 2 exit doors, a 75 square foot break room, and 2 restrooms.

Applicant's Justification

The applicant indicates the proposal is to create a welding workshop experience and retreat designed for do-it-yourself enthusiasts. The mission is the teach skills necessary for performing basic welding applications with workshops of 10 students conducted from 8 a.m. to 3 p.m. The applicant states that the building and site design will complement the character of the Goodsprings community, attracting more visitors and supporting local business. The applicant is seeking to reduce the parking area landscaping and eliminate street landscaping because there is existing landscaping on the site, including trees planted by the family who homesteaded the lot. The applicant seeks to preserve as much of the existing landscape as possible. The landscape buffer and screening and the roll-up doors facing the residential area are requested to be waived because the property is under the same ownership, yard art has been added, and existing

landscaping provides a natural buffer and adequate screening. The existing buildings are historic and over 100 years old and the new building is designed to minimize disturbances to these buildings. The requests to maintain the fence in the setback, not install off-site improvements or the commercial curb return driveway is to avoid removing or adding features that would alter the rustic charm and character of the non-urban community of Goodsprings. The existing historic accessory structures will not be utilized for any function but will serve as decorative elements along with other yard art and 1930's era signs that will add to the historical ambiance.

Prior Land Use Requests

Application Number	Request	Action	Date
VS-22-0401	Vacation and abandonment rights-of-way	Approved by PC	September 2022
WC-21-400058 (UC-19-0594)	Waived conditions for 6 months to remove the watchman's manufactured home from the site and 1 year to remove landscaping and structures within the right-of-way	Approved by BCC	June 2021
UC-19-0594	Use permit for Watchman's manufactured home; permit existing accessory structures prior to a principal use; waivers of development standards; and design reviews for an existing watchman's manufactured home and existing accessory structures	Approved by BCC	November 2019
VC-0499-89 (ET-0287-94)	First extension of time to permit a manufactured home as a permanent single-family residence with a condition of an additional 5 years to remove - expired	Approved by PC	October 1994
VC-0499-89	Permit a manufactured home as a permanent single family residence in a C-2 zone where a residence and mobile home are not permitted and a waiver for off-site improvements - expired	Approved by PC	September 1989
VC-0479-88	Established and maintained an overhead electrical service for an existing water well on a lot without a principal use	Approved by PC	September 1988

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Corridor Mixed Use & Ranch Estate Neighborhood (up to 2 du/ac)	CG & RS5.2	Cabin, metal building, & undeveloped
South	Corridor Mixed-Use & Ranch Estate Neighborhood (up to 2 du/ac)	CG	Community building, & undeveloped
East	Corridor Mixed-Use & Ranch Estate Neighborhood (up to 2 du/ac)	CG	Metal storage building
West	Ranch Estate Neighborhood (up to 2 du/ac)	CG	Metal sheds

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 & #4
Staff finds that the purpose of street landscaping is to provide shade for street and sidewalk infrastructure and to reduce wind, dust, pollution, glare, and heat-island impacts. In this case, the trees along the surrounding streets are consistent with other nearby properties within Goodsprings. The location of the fencing, comprised of railroad ties and wire mesh, is historic and similar to other properties in the area. These existing conditions will remain unchanged and thus should have minimal to no impact on the abutting properties or the rights-of-way. Therefore, staff can support these requests.

Waiver of Development Standards #2
The intent of parking lot landscaping is to provide climate adaptable plant materials that improve the visual appearance of the project site, enhance environmental conditions by providing shade and reducing storm water run-off, and to provide buffer areas between land uses of varying intensity. The parking area is proposed to remain unpaved except for the driveway connecting to Vegas Street. While the surface temperature of an unimproved parking lot may be somewhat lower than a paved lot, staff finds that providing trees in the parking area remains important for providing shade to vehicles, pedestrians, and for reducing the overall heat island effect. Staff also finds that the parking area could be redesigned to provide the required landscape islands and trees. Therefore, staff cannot support this request.

Waiver of Development Standards #3
Staff finds that the intent of buffering and screening is to mitigate noise, air quality impacts, and other externalities thereby ensuring the livability and compatibility of adjoining properties. In this case, an approximately 30 foot long portion of the north property line at the northeast corner of the site is adjacent to an RS5.2 district where an existing building, labeled on the site plan as Cottonwood Cabin, is located. This does not appear to be an occupied residence. In this instance, staff can support the waiver.

Waiver of Development Standards #5
Staff finds that it will be necessary to remove a portion of the existing 4 foot fence along Vegas Street to accommodate the new driveway. New fences which match the current design could be

extended west along both sides of the driveway so that the double gate could comply with Title 30 by being placed a minimum of 18 feet from the street. Therefore, staff cannot support this request.

Waiver of Development Standards #6
Staff finds that the location of the proposed building is the result of limitations imposed by other existing structures on the site which are historic in nature and are intended to be preserved by the applicant. Staff finds that while the roll-up overhead doors facing northeast would be visible to the adjacent RS5.2 zone, this area is quite small and is not a residential use. Staff can support this waiver.

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 overall design of the site will support Master Plan Policy SO-1.5 which encourages uses and activities in or adjacent to Goodsprings that are compatible with the community's historic character, quiet and rural setting, abundant wildlife, and natural environment. While the primary exterior building material is metal, this is common for historic buildings within this rural community located in the Nonurban Area. The design also provides adequate access and circulation to accommodate the proposed use of the site without negatively impacting adjacent streets or neighborhoods. However, because staff is not supporting the requested the waiver for a commercial curb return driveway, and a redesign of the site would be necessary to comply with Title 30 standards, staff cannot support the design review.

Public Works - Development Review
Waiver of Development Standards #7
Staff cannot support the request to not install a commercial curb return driveway on Vegas Street as there is sufficient frontage to allow for a commercial curb return driveway.

Waiver of Development Standards #8
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. Therefore, staff cannot support the Waiver of Development Standards for full off-site improvements.

Staff Recommendation
Approval of waivers of development standards #1, #3, #4, and #6; denial of waivers of development standards #2, #5, and the design review.

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 that future land use applications may be required for buildings proposed in future phases; 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;
- Execute a Restrictive Covenant Agreement (deed restrictions).
- Applicant is advised that Nevada Department of Transportation (NDOT) permits may be required.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that there are no public sanitary sewer facilities available within the proposed development and none are planned within the next 5 years.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: PRIME CONTRACTING CO., LLC
CONTACT: PRIME CONTRACTING CO., LLC, 8942 UNION GAP ROAD, LAS VEGAS, NV 89123