

06/15/21 PC AGENDA SHEET

VEHICLE INVENTORY STORAGE LOT HIGHLAND DR/MORGAN CASHMANS WY
(TITLE 30)

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-21-0216-CASHMAN PHOTO ENTERPRISES NEVADA:

WAIVER OF DEVELOPMENT STANDARDS to reduce the driveway approach and departure distances from the intersection.

DESIGN REVIEW for a proposed vehicle inventory storage lot on 0.9 acres in an M-1 (Light Manufacturing) Zone.

Generally located on the south side of Highland Drive and the east side of Morgan Cashmans Way within Paradise. JJ/rk/jd (For possible action)

RELATED INFORMATION:

APN:

162-17-204-001

WAIVER OF DEVELOPMENT STANDARDS:

1. a. Reduce the approach distance from a driveway to a street intersection (Uniform Standard Drawing 222.1) to 137 feet along Morgan Cashmans Way where 150 feet is the minimum per Chapter 30.52 (a 9% reduction).
- b. Reduce the departure distance from a driveway to a street intersection (Uniform Standard Drawing 222.1) to 29 feet along Highland Drive where 190 feet is the minimum per Chapter 30.52 (an 85% reduction).

LAND USE PLAN:

WINCHESTER/PARADISE - COMMERCIAL TOURIST

BACKGROUND:

Project Description

General Summary

- Site Address: 3660 Morgan Cashmans Way
- Site Acreage: 0.9
- Project Type: Proposed vehicle inventory storage lot

Site Plans

The existing building on the site will be demolished and the site will be converted to a vehicle inventory storage lot that will be paved. The plans depict a storage lot that will accommodate 101 stored vehicles. The proposed use complies with all required conditions of an M-1 zoned district. The perimeter of the site is screened by a fabric mesh, 8 foot tall security fence with

security wire on top of the fence on the north and west, an existing CMU wall is shown on the south, and a proposed CMU decorative wall is shown along the east. The site has 2 access points; 1 on Highland Drive that will be ingress only and the other is along Morgan Cashmans Way, which is egress only. Both access points are gated and set back 50 feet from the right-of-way. This request also includes a waiver of development standards to reduce driveway distances from the intersection.

Landscaping

The plans depict a proposed 8 foot wide landscape planter with trees and shrubs adjacent to an attached sidewalk along Highland Drive and Morgan Cashmans Way. Along the I-15 to the east, the site will provide a decorative 6 foot high wall with a tree well every 50 linear feet per Figure 30.64-4.

Applicant's Justification

According to the applicant the inventory vehicle storage lot will comply with all required conditions of this use and the project will provide ample landscaping along the perimeter of the site. Furthermore, the applicant indicates due to the parcel lacking depth and width, a waiver is needed to reduce the separation of the proposed driveway locations to the public intersection.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Commercial Tourist	H-1	Office building
South	Commercial Tourist	M-1	Carvana dealership
East*	Business and Design/Research Park	M-1	Warehouse
West	Commercial Tourist	H-1	Office warehouse with outside storage

*Directly to the east is I-15

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request meets the goals and purposes of Title 30.

Analysis

Current Planning

Waiver of Development Standards

According to Title 30, the applicant shall have the burden of proof to establish that the proposed request is appropriate for its existing location by showing that the uses of the area adjacent to the property included in the waiver of development standards request will not be affected in a substantially adverse manner. The intent and purpose of a waiver of development standards is to modify a development standard where the provision of an alternative standard, or other factors which mitigate the impact of the relaxed standard, may justify an alternative.

Public Works - Development Review

Waiver of Development Standards

Staff has no objection to the reduction in the approach or departure distances from the intersection of Highland Drive and Morgan Cashmans Way for both commercial driveways. The driveways will be one-way only and have been placed as far from the intersection as the site will allow.

Design Review

The proposed vehicle inventory storage lot is compatible with adjacent industrial uses when considering the ample landscaping along the perimeter of the site, and the generally quiet nature of the parking lot use. Site access and circulation will not create a significantly negative impact to the surrounding neighborhood, considering the limited commercial uses and adequate parking spaces provided on the 1 acre site. The site will be fully paved, and the perimeter of the site will be screened by a fabric mesh, 8 foot tall security fence along public street frontage; 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 Comprehensive Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Current Planning

- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; 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; and that this application must commence within 2 years of approval date or it will expire.

Public Works - Development Review

- Applicant is advised that off-site improvement permits may be required.

Building Department - Fire Prevention

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC: Paradise - approval.

APPROVALS:

PROTESTS:

APPLICANT: CARVANA, LLC

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