LANDSCAPING

KELL LN/NELLIS BLVD

(TITLE 30)

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-0002-10 (WC-0042-13) - I RENT B & E, LLC:

WAIVER OF CONDITIONS of a waiver of development standards requiring landscaping within and along the perimeter of the automobile storage parking lot area per plans in conjunction with an existing automobile storage/parking lot and check cashing/title loan facility on 0.8 acres in a C-2 (General Commercial) Zone.

Generally located on the south side of Kell Lane and the west side of Nellis Boulevard within Sunrise Manor. LW/jt/ml  (For possible action)

RELATED INFORMATION:

APN:
140-20-802-010

LAND USE PLAN:
SUNRISE MANOR - COMMERCIAL GENERAL

BACKGROUND:
Project Description
General Summary
- Site Acreage: 0.8
- Project Type: Landscaping

Site Plan
The original site plan depicted a 1 story, 2,254 square foot check cashing/title loan facility on the east side of the site, a 1,670 square building on the west side of the site, the addition of 3 feet of wrought iron on top of an existing 6 foot high perimeter block wall, and landscaping around the perimeter of the site and within the parking lot. A condition of approval on the original application required landscaping within and along the perimeter of the automobile storage parking lot area per plans, and since 3 half-diamond shaped planters in the parking lot area that were depicted on the original plans were not installed, this application is required to waive that condition.

Applicant’s Justification
According to the applicant, the original application to increase the perimeter wall/fence was intended to prevent individuals from jumping over the existing wall and vandalizing the property. To further increase the security on the site, the owners installed a motion sensor alarm system. Unfortunately, the movement of trees also activates the alarm system, and the addition of 3 additional landscape islands with trees would increase the opportunity for false alarms. In
addition, the 3 additional landscape islands would require a significant expense to install irrigation lines, and furthermore, the absence of the landscape islands has not had a significant negative impact on the aesthetics of the site since the location of the landscape islands is interior to the site and somewhat screened from the public right-of-way.

Prior Land Use Requests

<table>
<thead>
<tr>
<th>Application Number</th>
<th>Request</th>
<th>Action</th>
<th>Date</th>
</tr>
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<tbody>
<tr>
<td>WS-0002-10</td>
<td>Increase wall/fence height on the north and west sides – subject to landscaping within and along the perimeter of the automobile storage parking lot area per plans</td>
<td>Approved by PC</td>
<td>February 2010</td>
</tr>
<tr>
<td>WS-0670-09</td>
<td>Reduce front yard setback, allow alternative parking lot landscaping, and eliminate arterial street landscaping in conjunction with an exterior remodel of the existing check cashing building on the southeast corner of the site – subject to landscaping per plans</td>
<td>Approved by PC</td>
<td>December 2009</td>
</tr>
<tr>
<td>WS-1765-04</td>
<td>Waive street landscaping, parking lot landscaping, and landscaping adjacent to a less intense use in conjunction with an outside storage automobile storage lot and tile loan office</td>
<td>Approved by PC</td>
<td>November 2004</td>
</tr>
<tr>
<td>UC-0983-03</td>
<td>Reduce the separation of a check cashing facility from a residential use</td>
<td>Approved by PC</td>
<td>August 2003</td>
</tr>
</tbody>
</table>

Surrounding Land Use

<table>
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<tr>
<th>Planned Land Use Category</th>
<th>Zoning District</th>
<th>Existing Land Use</th>
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<tbody>
<tr>
<td>North</td>
<td>Commercial General/ Residential High (8 du/ac to 18 du/ac)</td>
<td>C-2/R-4</td>
</tr>
<tr>
<td>South</td>
<td>Commercial General</td>
<td>C-2</td>
</tr>
<tr>
<td>East</td>
<td>Commercial General</td>
<td>C-2</td>
</tr>
<tr>
<td>West</td>
<td>Residential High (8 du/ac to 18 du/ac)</td>
<td>R-E</td>
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Related Applications

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<thead>
<tr>
<th>Application Number</th>
<th>Request</th>
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<tbody>
<tr>
<td>UC-0168-13</td>
<td>A use permit for vehicle repair, reduce the separation from vehicle repair to a residential use, allow vehicle repair not within a permanent enclosed building, and temporary signs is a companion item on this agenda.</td>
</tr>
</tbody>
</table>

STANDARDS FOR APPROVAL:
The applicant shall demonstrate that the proposed request meets the goals and purposes of Title 30.
Analysis
Current Planning
Policy 7.4 of the Sunrise Manor Land Use Plan encourages appropriate buffers and xeriscape landscaping to help ensure that commercial developments are compatible with adjoining uses. Approval of the original application was based in part on the understanding that landscaping would be installed as depicted on the plans to help buffer the increased wall height and the additional fences from the adjacent and abutting residential uses. Although most of the landscaping was installed as it was depicted on the plans including along the west property line and portions of the north property line, staff finds that the owner should also install the parking lot landscaping as it was originally depicted. Additional parking lot landscaping will help break up the visual monotony of the interior wrought iron fence, it will help screen/buffer the vehicle repair bays requested on the companion application (UC-0168-13), and the alarm system could be modified to help reduce false alarms from the additional trees.

Staff Recommendation
Denial.

Approval of the waiver of conditions request constitutes a finding by the Commission/Board that the condition 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 Comprehensive Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

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; at time of construction of the repair garage, applicant to update CCWRD Customer Service account for change in use of the property and to update existing plumbing fixtures use codes, as well as for any needed additional capacity and/or connection fees that need to be addressed; applicant shall follow current CCWRD Pretreatment resolutions and any applicable portions of 40 CFR for his repair garage operations; and that the CCWRD Pretreatment Coordinator may be contacted at 668-8076 to discuss sand/oil interceptor.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT:  I Rent B & E, LLC
CONTACT:  Jim DiFiore, 8550 West Charleston Boulevard, Suite 102, Las Vegas, NV 89117