



AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: NOVEMBER 8, 2011

DEPARTMENT: PLANNING

ITEM DESCRIPTION: APPLICANT: NUEVO RECYCLING - OWNER: NEVADA SPACE, INC.

** STAFF RECOMMENDATION(S) **

<i>CASE NUMBER</i>	<i>RECOMMENDATION</i>	<i>REQUIRED FOR APPROVAL</i>
SUP-43354	Staff recommends APPROVAL, subject to conditions:	

** CONDITIONS **

SUP-43354 CONDITIONS

Planning

1. Conformance to all Minimum Requirements under LVMC Title 19.12 for a Salvage or Reclamation of Products (Outdoor) use.
2. No evergreen trees for screening is approved.
3. A six-foot tall wire fence with barbed wire along a portion of the side and rear property line in lieu of an eight-foot solid screen wall is approved.
4. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.
5. Prior to occupancy, all necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.
6. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

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7.All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

Public Works

8.Meet with the Flood Control Section of the Department of Public Works for assistance with establishing finished floor elevations and drainage paths for this site prior to submittal of construction plans, the issuance of any building or grading permits, or the submittal of a map for this site, whichever may occur first. Provide and improve all drainage ways as recommended.

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**** STAFF REPORT ****

PROJECT DESCRIPTION

The applicant is proposing to operate a 26,300 square-foot Salvage or Reclamation of Products (Outdoor) use at 2866 South Highland Drive. The use consists of an 11,400 square-foot warehouse and 14,900 square feet of outside yard area. The applicant proposes to receive, store and process only source-separated recyclables such as ferrous metals, non-ferrous metals, plastics, paper, cardboard, wood, and glass. Customers are directed towards a designated parking area where they will unload and weigh the recyclables, which are then stored inside the warehouse. Staff recommends approval of this request because it is the appropriate location for the industrial use proposed. If denied, the applicant will not be able to operate a Salvage or Reclamation of Products (Outdoor) use at this location.

ISSUES

- A Special Use Permit is required for the proposed Salvage or Reclamation of Products (Outdoor) use does not meet the conditional use requirements for the C-M (Limited Commercial) zoning district.
- A request to allow no evergreen trees for screening accompanies this Special Use Permit request.
- A request to allow the existing six-foot tall wire fence with barbed-wire along portions of the front and rear property line in lieu of the required eight-foot screen wall accompanies this Special Use Permit request.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc</i>	
01/18/61	The Board of City Commissioners approved the Rezoning of this site to M-1 (Light Industry) as part of a larger request (Z-0062-60). The zoning was later changed to the current equivalent M (Industrial) designation. The Planning Commission and staff recommended approval on January 12, 1961.
10/20/93	The City Council approved a Special Use Permit (U-0202-93) for a Tavern in conjunction with a proposed Banquet Facility on the subject site. The Board of Zoning Adjustment and staff recommended.
04/07/04	The City Council approved a Special Use Permit (SUP-3545) for a 40-foot tall, 14-foot by 48-foot Off-Premise Advertising (Billboard) Sign located at 2798 Highland Drive. Planning Commission and Staff recommended approval.

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05/17/06	The City Council approved a request to amend the Future Land Use designation (GPA-9219) to Commercial, Mixed Use, Industrial or Public Facilities on various parcels located within the proposed Las Vegas Redevelopment Plan area and within the proposed Redevelopment Plan expansion area. Planning Commission and staff recommended approval.
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<i>Most Recent Change of Ownership</i>	
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06/01/89	A deed was recorded for a change in ownership.
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<i>Related Building Permits/Business Licenses</i>	
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02/08/08	A business license (#A16-01286) was issued at 2812 South Highland Drive for Used Auto Sales. This license is active
08/10/11	A business license (#B20-01570) was issued at 2810 South Highland Drive for Business Support Services. This license is active
08/10/11	A business license (#M06-03235) for was issued at 2810 South Highland Drive for Miscellaneous Sales. This license is active
08/10/11	A business license (#A02-02336) for was issued at 2812 South Highland Drive for an Advertising or Marketing Service. This license is active

<i>Pre-Application Meeting</i>	
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09/12/11	A pre-application meeting was held with the applicant to discuss the conditional requirements for the Salvage or Reclamation of Products (Outdoor) use. A Special Use Permit was determined necessary in order for the applicant to request waivers of the conditional requirements.
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<i>Neighborhood Meeting</i>	
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A neighborhood meeting is not required, nor was one held.	
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<i>Field Check</i>	
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09/29/11	A field check was performed by staff and it was noticed that there is existing wire fencing with barbed-wire in place along the rear and side property lines. It is also of note that the existing warehouse is addressed as 2866 South Highland Drive. The proposed location is not visible from the public right of way and is adjacent to the railroad.
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<i>Details of Application Request</i>	
<i>Site Area</i>	
Net Acres	3.97

<i>Surrounding Property</i>	<i>Existing Land Use Per Title 19.12</i>	<i>Planned or Special Land Use Designation</i>	<i>Existing Zoning District</i>
Subject Property	General Retail, Other Than Listed (3500 Square Feet or More)	LI/R (Light Industry/Research)	M (Industrial)
North	General Retail, Other Than Listed (3500 Square Feet or More)	LI/R (Light Industry/Research)	M (Industrial)
South	General Retail, Other Than Listed (3500 Square Feet or More)	LI/R (Light Industry/Research)	M (Industrial)
East	Right Of Way (Railroad)	Right Of Way (Railroad)	Right Of Way (Railroad)
West	General Retail, Other Than Listed (3500 Square Feet or More)	LI/R (Light Industry/Research)	M (Industrial)

<i>Master Plan Areas</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Master Plan Area		X	
<i>Special Purpose and Overlay Districts</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Purpose and Overlay Districts			
A-O (Airport Overlay) District – 175 feet	X		Y
Trails		X	N/A
Rural Preservation Overlay District		X	N/A
Las Vegas Redevelopment Plan Area		X	N/A
Development Impact Notification Assessment		X	N/A
Project of Regional Significance		X	N/A

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DEVELOPMENT STANDARDS

Pursuant to Title 19.08 and 19.12, the following parking standards apply:

Parking Requirement							
Use	Gross Floor Area or Number of Units	Required		Provided		Compliance	
		Parking Ratio	Parking		Parking		
			Regular	Handi-capped	Regular	Handi-capped	
Salvage or Reclamation of Products (Outdoor) use (Warehouse)	11,400 SF	1:1,000 SF	12				
Salvage or Reclamation of Products (Outdoor) use (Yard)	14,900 SF	1:10,000 SF	2				
TOTAL SPACES REQUIRED			14		14		
Regular and Handicap Spaces Required			13	1	13	1	Y
Loading Spaces	11,400 SF	1:10,000 SF	2		2		Y

Requirements	Request	Staff Recommendation
Mature evergreen trees shall be installed along the perimeter property lines to screen any vehicle parts storage area from surrounding properties.	To provide no mature evergreen trees along the perimeter property line.	Approval
Perimeter walls, a minimum of 8 feet in height, shall be installed along all property lines	To allow a 6-foot high wire fence topped with barbed-wire along a portion of the rear and side property line.	Approval

ANALYSIS

The proposed Salvage or Reclamation of Products (Outdoor) use is within the range of light industrial uses permitted in the M (Industrial) zoning district. This particular use requires a Special use Permit, since it does not meet the conditional requirements for evergreen trees and eight-foot tall walls placed along the property perimeter. Staff supports the applicant's requested waiver of these requirements, as the proposed use is located more than 500 feet away from the front property line and out of view from the public right of way. There are additional public safety and security concerns regarding the placement of evergreen trees adjacent to the railroad.

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The applicant proposes to house the use inside an existing 11,400 square-foot warehouse and within a fenced outside storage yard located towards adjacent the back of the building at the rear of the property. The proposed use will not interfere with sight visibility zones, impede traffic flow or reduce the number of required on-site parking spaces. There are no objections to the proposed Salvage or Reclamation of Products (Outdoor) use at this location; therefore, staff recommends approval of this request, subject to the conditions of approval.

FINDINGS (SUP-43354)

In order to approve a Special Use Permit application, per Title 19.16.110(L) the Planning Commission and City Council must affirm the following:

1.The proposed land use can be conducted in a manner that is harmonious and compatible with existing surrounding land uses, and with future surrounding land uses as projected by the General Plan.

The proposed Salvage or Reclamation of Products (Outdoor) use can be conducted in a suitable manner, as this property maintains the LI/R (Light Industry/Retail) land use designation and is appropriately located within the M (Industrial) zoning district. The property abuts the railroad and is compatible with the surrounding industrial uses.

2.The subject site is physically suitable for the type and intensity of land use proposed.

The proposed use is located within a warehouse at the southeast corner of an industrial lot that contains three other warehouses. There is a service yard that is contained by wire fencing with barbed wire placed along the top for security. The proposed use is not visible from Highland Drive, as the warehouse screens all activity from the public right-of-way.

3.Street or highway facilities providing access to the property are or will be adequate in size to meet the requirements of the proposed use.

The site is served by Highland Drive, which is a fully-dedicated 80-foot wide right-of-way. Addition to the current traffic demand as a result of the proposed use is negligible.

4.Approval of the Special Use Permit at the site in question will not be inconsistent with or compromise the public health, safety, and welfare or the overall objectives of the General Plan.

The proposed Salvage or Reclamation of Products (Outdoor) use will not be a threat to the public health, safety, and welfare, as its license would be subject to ongoing City inspection and enforcement.

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5.The use meets all of the applicable conditions per Title 19.12.

The applicant has requested waiver to the conditional requirements to allow a six-foot wire fence with barbed wire along portions of the rear and side yards in lieu of an eight-foot screen wall along all perimeter walls and to allow no evergreen trees along the perimeter property lines. Staff supports this request, as the location of the existing warehouse minimizes visual intrusion from the public right-of-way and as a means to avoid any potential security and safety issues with having trees placed alongside the railroad.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 20

NOTICES MAILED 53

APPROVALS 0

PROTESTS 0