



**Whitney Town Advisory Board
Whitney Community Center
5712 Missouri Ave.
Las Vegas, NV. 89122**

March 10, 2022

6:00pm

AGENDA

Note:

- Items on the agenda may be taken out of order.
- The Board/Council may combine two (2) or more agenda items for consideration.
- The Board/Council may remove an item from the agenda or delay discussion relating to an item at any time.
- No action may be taken on any matter not listed on the posted agenda.
- All planning and zoning matters heard at this meeting are forwarded to the Board of County Commissioners' Zoning Commission (BCC) or the Clark County Planning Commission (PC) for final action.
- Please turn off or mute all cell phones and other electronic devices.
- Please take all private conversations outside the room.
- With a forty-eight (48) hour advance request, a sign language interpreter or other reasonable efforts to assist and accommodate persons with physical disabilities, may be made available by calling (702) 455-3530, TDD at (702) 385-7486, or Relay Nevada toll-free at (800) 326-6868, TD/TDD.
- Supporting material provided to Board/Council members for this meeting may be requested from Maureen Helm at 702-606-0747.
 - Supporting material is/will also available at the Clark County Department of Administrative Services, 500 S. Grand Central Parkway, 6th Floor, Las Vegas, Nevada 89155.
 - Supporting material is/will be available on the County's website at <https://clarkcountynv.gov/WhitneyTAB>

Board/Council Members: Christopher Fobes, Chairperson
Greg Konkin, Vice Chairperson
Geraldine Ramirez
Amy Beaulieu

Secretary: Maureen Helm, 702-606-0747, mhelmtab@gmail.com
Business Address: Clark County Department of Administrative Services, 500 S. Grand Central Parkway, 6th Floor, Las Vegas, Nevada 89155

County Liaison(s): Blanca Vazquez, 702-455-8531, BVA@ClarkCountyNV.gov
Business Address: Clark County Department of Administrative Services, 500 S. Grand Central Parkway, 6th Floor, Las Vegas, Nevada 89155

- I. Call to Order, Pledge of Allegiance, Roll Call, and County Staff Introductions
- II. Public Comment- This is a period devoted to comments by the general public about items on this agenda. No discussion, action, or vote may be taken on this agenda item. You will be afforded the opportunity to speak on individual Public Hearing Items at the time they are presented. If you wish to speak to the Board/Council about items within its jurisdiction but not appearing on this agenda, you must wait until the "Comments by the General Public" period listed at the end of this agenda. Comments will be limited to three (3) minutes. Please step up to the speaker's podium, if applicable, clearly state your name and address and please **spell** your last name for the record. If any member of

the Board/Council wishes to extend the length of a presentation, this will be done by the Chairperson or the Board/Council by majority vote.

- III. Approval of Minutes for December 30, 2021. (For possible action)
- IV. Approval of the Agenda for March 10, 2022 and Hold, Combine, or Delete any Items. (For possible action)
- V. Informational Items (for discussion)
TAB recommendations to Planning Commission and/or BCC- Process & Procedures to follow
- VI. Planning and Zoning
 - 1. **WS-22-0084-UNDA INVESTMENTS, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) screening mechanical equipment; 2) alternative landscaping; and 3) alternative driveway geometrics.
DESIGN REVIEWS for the following: 1) vehicle sales facility; and 2) alternative parking lot landscaping on 0.7 acres in a C-2 (General Commercial) Zone. Generally located on the southeast corner of Boulder Highway and English Avenue within Whitney. JG/al/jo (For possible action)
PC 4/15/22
- VII. General Business
- VIII. Comments by the General Public- A period devoted to comments by the general public about matters relevant to the Board/Council's jurisdiction will be held. No vote may be taken on a matter not listed on the posted agenda. Comments will be limited to three (3) minutes. Please step up to the speaker's podium, if applicable, clearly state your name and address and please **spell** your last name for the record. If any member of the Board/Council wishes to extend the length of a presentation, this will be done by the Chairperson or the Board/Council by majority vote.
- IX. Next Meeting Date: March 31, 2022.
- X. Adjournment.

POSTING LOCATIONS: This meeting was legally noticed and posted at the following locations:
Whitney Community Center 5712 Missouri Ave.
<https://notice.nv.gov>



Whitney Town Advisory Board

December 30, 2021

MINUTES

Board Members: Christopher Fobes –Chair - **PRESENT**
Greg Konkin - Vice Chair- **PRESENT**
Amy Beaulieu-**PRESENT**
Geraldine Ramirez-**PRESENT**

Secretary: Maureen Helm 702-606-0747 mhelmtab@gmail.com

Town Liaison: Blanca Vazquez 702-455-8531 bva@clarkcountynv.gov

- I. Call to Order, Pledge of Allegiance, Roll Call,(see above) County Staff Introduction
Jared Tasko; Planning, Damita Bowles; Administrative Specialist

The meeting was called to order by Fobes at 6:00 p.m.

- II. Public Comment
None
- III. Approval of December 16, 2021 Minutes
Moved by: Fobes
Approve as submitted
Vote: 4-0 Unanimous
- IV. Approval of Agenda for December 30, 2021
Moved by: Ramirez
Approve as submitted
Vote: 4-0 Unanimous
- V. Informational Items (for discussion)
None
- VI. Planning and Zoning

1. **WS-21-0696-LEGACY KIMBERLY, LLC:**

WAIVER OF DEVELOPMENT STANDARDS for alternative landscaping for an approved congregate care facility.

DESIGN REVIEW for a congregate care facility on 4.8 acres in an M-D (Designed Manufacturing) Zone. Generally located on the south side of Kimberly Avenue and the west side of Broadbent Boulevard within Whitney. JG/jvm/jo (For possible action) **PC 1/18/22**

MOVED BY: Ramirez

APPROVE subject to staff conditions

VOTE: 4-0 unanimous

VII. General Business (for possible action)

None

VIII. Public Comment

None

IX. Next Meeting Date

The next regular meeting will be January 13, 2022.

X. Adjournment

The meeting was adjourned at 6:25 p.m.

04/05/22 PC AGENDA SHEET

VEHICLE SALES FACILITY
(TITLE 30)

BOULDER HWY/ENGLISH AVE

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
WS-22-0084-UNDA INVESTMENTS, LLC:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) screening mechanical equipment; 2) alternative landscaping; and 3) alternative driveway geometrics.

DESIGN REVIEWS for the following: 1) vehicle sales facility; and 2) alternative parking lot landscaping on 0.7 acres in a C-2 (General Commercial) Zone.

Generally located on the southeast corner of Boulder Highway and English Avenue within Whitney. JG/al/jo (For possible action)

RELATED INFORMATION:

APN:
161-28-510-033

WAIVERS OF DEVELOPMENT STANDARDS:

1. Waive requirements to screen mechanical equipment where required per Table 30.56-2
2.
 - a. Permit an alternative landscape design along Boulder Highway where landscaping per Figure 30.64-17 is required.
 - b. Permit an alternative landscape design along English Avenue where landscaping per Figure 30.64-13 is required.
3.
 - a. Reduce driveway throat depth to 5 feet where a minimum of 25 feet is required per Uniform Standard Drawing 222.1 (an 80% reduction).
 - b. Reduce the departure distance from an intersection to 170 feet where a minimum of 190 feet is required per Uniform Standard Drawing 222.1 (a 10.5% reduction).

DESIGN REVIEWS

1. A vehicles sales facility.
2. Permit alternative parking lot landscaping where landscaping per Figure 30.64-14 is required.

LAND USE PLAN:
WHITNEY - CORRIDOR MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: 5717 Boulder Highway

- Site Acreage: 0.7
- Project Type: Vehicle sales facility
- Number of Stories: 1
- Building Height (feet): up to 24
- Square Feet: 672 office/1,216 service building
- Parking Required/Provided: 5/6

Site Plans

The plans depict a vehicle sales facility consisting of 2 buildings with access to the site from English Avenue. The plans depict a 6 foot high block wall along the southern and eastern property lines and a 6 foot high wrought iron fence along the northern and western property lines. Boulder Highway is located along the western property line and the fence will be set back 12 feet from the street. English Avenue is located along the northern property line and the fence will be set back 10 feet from the street. The 2 buildings are located on the southeastern portion of the site and consist of an office and a service building. The office is a modular building set back 10 feet from the southern property line, approximately 175 feet from Boulder Highway, and approximately 82 feet from English Avenue. The service building will be used to detail the vehicles and will not be open to the public. The service building is located 10 feet to the east of the office building, 10 feet from the southern property line, 21 feet from the eastern property line and 57 feet from English Avenue.

Landscaping

The plan depicts 2 trees within the interior of the site which are being provided for the parking lot landscaping. These trees are not in a landscape finger or island adjacent to the customer parking area, which is why the design review for alternative parking lot landscaping is required. Landscaping along the streets will consist of shrubs and groundcover along portions of the street frontages. No landscaping is shown on the northwest corner of the site at the intersection of the street adjacent to the entrance to the site.

Elevations

The office building is a modular building with a flat roof. The office building is 1 story with a height of 12 feet and the exterior of the building has wood siding in a vertical lap pattern. The mechanical equipment consists of an HVAC unit mounted on the side of the building that will be visible from the street. The service building is 1 story with a height of 23 feet. The building has a flat roof and the exterior of the building consist of split face concrete block. There are 2 roll-up doors on the north side of the building, and no doors or windows on any of the other sides of this building.

Floor Plans

The office building has an area of 672 square feet consisting of a private office, restroom, and an open office area. The service building has an area of 1,126 square feet and has 2 bays used to detail vehicles before being placed on display.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant indicates that the proposed use is consistent and compatible with existing and planned development in this area. Due to the narrowness of the lot and requirements for sight visibility zones it is impossible to provide the required landscaping along the streets. Additionally, trees along the street would block the view of the vehicles on display. The mechanical equipment is mounted on the side of the modular building and will not be visible from the street. The site is a small narrow lot which makes it impossible to comply with the required driveway geometrics.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-0614-07	Reclassified the site to a C-2 zone for a vehicle sales lot and maintenance facility: however, the use did not commence	Approved by BCC	September 2007
VC-1065-98	Permit a truck rental and sales facility - expired	Approved by PC	August 1998
UC-0875-93	Permit an automobile sales facility - expired	Approved by PC	July 1993

Surrounding Land Use

	Planned land Use Category	Zoning District	Existing Land Use
North	Corridor Mixed-Use	C-2	Pawn shop
South	Corridor Mixed-Use	H-2	Automobile accessory sales and installation facility
East	Corridor Mixed-Use	H-2 & RUD	Automobile accessory sales and installation facility & single family residential
West	Corridor Mixed-Use	H-2 & C-2	Commercial development

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Waivers 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.

Waiver of Development Standards #1

The mechanical equipment is mounted on the side of the modular office building and the applicant believes it will not be visible from the right-of-way. Staff disagrees with this. The applicant is requesting to waive landscaping along the street and no buffer or screening is being provided adjacent to the building to block the view of the mechanical equipment. Additionally, the applicant has not demonstrated that the mechanical equipment will not be screened from the adjacent developed property. Therefore, staff finds the applicant has not demonstrated satisfactorily that the mechanical equipment will be screened from view and has not provided a sufficient justification to warrant approval of this request and recommends denial.

Waiver of Development Standards #2

The narrowness of the lot and the location of sight zones at the intersection adjacent to the driveway are a unique and special circumstance that effects the location and types of plant material to be located along the public streets. The landscape plan does not show any plant material within the required site zones. The Code prohibits structures and vegetation over 24 inches in height within the sight zones but there are plant types on the Southern Nevada Regional Planning Coalition Regional Plant List that are under 24 inches in height. The parcel to the north was developed in 2004 and has provided a limited number of trees along Boulder Highway and English Avenue so eliminating trees along the streets at this location would be out of character with the development to the north. Additionally, to mitigate the lack of trees along the streets, trees could be provided at other locations on the site such as adjacent to the buildings, or along the eastern property line; therefore, staff does not support these waivers.

Design Reviews

Staff can support the proposed alternative for the parking lot landscaping. Staff also has no objection to the design and location for the proposed buildings or the layout for parking and vehicle display spaces. However, staff does not support the waivers of development standards for mechanical equipment screening or the landscaping along the streets, which are required for the proposed design of the site; therefore, staff cannot support the design reviews.

Public Works - Development Review

Waiver Of Development Standards #3

Staff can support the request to reduce the throat depth and departure distance. The site is constrained due to the narrow width and increasing the throat depth would negatively impact the circulation within the site. Traffic volume will also be low since English Avenue only services the subject parcel and the parcel immediately to the north and dead ends immediately to the east, alleviating potential conflicts in the right-of-way due to the reduced departure distance. However, since Planning is recommending denial of the application, staff cannot support this waiver.

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:

Current Planning

If approved:

- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that the installation and use of cooling systems that consumptively use water will be prohibited; 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 and application for review; 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

- Drainage study and compliance;
- Full off-site improvements.
- Applicant is advised that Nevada Department of Transportation (NDOT) permits may be required.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that this property is currently serviced by a septic system with regard to sewage disposal; this system falls under the jurisdiction of the Southern Nevada Health District; this property is within 400 feet of public sanitary sewer; and to connect to the public system, a Point of Connection request must be submitted to CCWRD as shown on the CCWRD website.

**TAB/CAC:
APPROVALS:
PROTESTS:**

APPLICANT: BALBOA PARTNERSHIP GROUP, LLC

CONTACT: JAMES GRINDSTAFF, TRIPPLE FIVE, 2608 MOUNTAIN RAIL DRIVE,
NORTH LAS VEGAS, NV 89084