

09/19/23 PC AGENDA SHEET

RECREATIONAL VEHICLE REPAIR
(TITLE 30)

LAMB BLVD/ALTO AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-23-0456-BELLO STEPHEN MICHAEL:

USE PERMITS for the following: **1)** allow recreational vehicle repair (conversions) as a principal use; and **2)** reduce the separation from a recreational vehicle repair facility to a residential use in conjunction with an existing office/warehouse and retail complex on a portion of 7.7 acres in an M-D (Designed Manufacturing) (AE-70 & AE-75) Zone.

Generally located on the west side of Lamb Boulevard and the south side of Alto Avenue within Sunrise Manor. WM/hw/syp (For possible action)

RELATED INFORMATION:

APN:

140-18-711-002 through 140-18-711-018 ptn

USE PERMITS:

1. Allow a recreational vehicle repair facility as a principal use when not in conjunction with a related indoor principal use where not permitted per Table 30.44-1.
2. Reduce the separation from a recreational vehicle repair facility to a residential use to 98 feet where 200 feet is the standard per Table 30.44-1 (a 51% reduction).

LAND USE PLAN:

SUNRISE MANOR - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: 2769 N. Lamb Boulevard
- Site Acreage: 0.4 (site)/7.7 (overall complex)
- Project Type: Recreational vehicle repair facility
- Number of Stories: 1
- Building Height (feet): 24
- Square Feet: 6,250
- Parking Required/Provided: 8/11 (site) / 264/265 (overall complex)

Site Plans

The site plan depicts 9 existing buildings (8 office/warehouse and 1 retail), consisting of 114,750 square foot industrial and retail complex located on west side of Lamb Boulevard and

the south side of Alto Avenue. The plans show the 14,750 square foot retail building is in the northeast portion of the site, on the southwest corner of Alto Avenue and Lamb Boulevard, with the industrial buildings located in the southern portion of the site. The subject location of the recreational vehicle repair facility is approximately 278 feet from the western property line. The building is split between 2 parcels with the recreational vehicle repair facility located on the west side of the building. The building is spaced about 20 feet from the building to the west, 98 feet from the northern property line, which is adjacent to residential uses, and 43 feet from the southern property line. Parking is provided in small lots in the front and rear of each industrial building, with a total of 11 spaces on the subject site, where 8 spaces are required, and a total of 265 spaces provided across the entire site, where 264 spaces are required. Access to the site is provided by a commercial driveway on the east side of the site that connects with Lamb Boulevard, with a drive aisle that extends the entire length of the site connecting all industrial buildings and the retail building.

Landscaping

The landscaping plans provided show the parking lot landscaping of the industrial portion of the site contains landscaping finger islands every 8 to 9 spaces in the rear parking areas along the southern property line. These finger islands contain native desert mesquite (*Prosopis sp.*) trees. Within the front parking areas, landscape islands relay the pedestrian walkway from Lamb Boulevard through the industrial portion of the site and contain terminating landscape islands with mesquite trees with 7 parking spaces between the islands. The plans show that a 7 foot to 15 foot landscaping strip is provided along Lamb Boulevard, which includes 5 foot wide attached sidewalks. The street landscaping contains several mesquite trees along with Pindo Palm (*Butia capitata*) trees with shrubs filling in the groundcover. Along the northern and western property lines of the site, bordering the adjacent residential uses, the plan indicates that a 10 foot landscaping strip is provided, which contains 2 rows of mesquite trees with each tree in the same row, separated by 20 feet on center to create an intense buffer. Aerial photos indicate that there appear to be significant gaps in the provided intense buffer.

Elevations

The plans provided depict an existing 24 foot tall office/warehouse building. The building is mostly a standard rectangular industrial building with a pop-out block and metal entrance awning. The exterior of the building is primarily reddish-brown CMU block with similar CMU roof caps. The roof line is primarily flat with the awning having a gabled roof. Access to the building is provided by 2 commercial window-door systems located on the north elevation of the building. In addition, 2 metal roll-up doors are provided, 1 on the north elevation and 1 on the south elevation for each half of the building. Metal industrial doors are provided on the interior of each metal roll-up door on the south elevation of the building.

Floor Plans

The floor plans show that each industrial building has 2 suites with each suite having a mirrored set-up. The plans show that a 5,765 square foot work and storage area is provided within the warehouse portion of the suite. This work and storage area contains 10 work bays located along the eastern and western walls of the building and varying in size from 52 square feet up to 465 square feet. Two storage areas are also provided with one 327 square foot storage area in the southeast corner of the suite, and another 165 square foot storage area in the north central portion

of the suite. In the northeastern portion of the suite, a 485 square foot office area is provided, which contains office spaces and bathrooms.

Signage

Signage is not a part of this request.

Applicant’s Justification

The applicant states that the proposed business at this location will be a recreational vehicle repair facility, which will operate Monday through Friday from 7:30 a.m. to 4:30 p.m. and on Saturday from 8:00 a.m. to 4:00 p.m. The applicant indicates that there is sufficient parking on the site and the proposed uses are compatible with the existing industrial development where the subject site is located. In addition, the applicant states that there should be no impacts to the residential properties to the north, as the building itself is set back 98 feet from the backyards of the residential properties. They also state that most work on vehicles will occur in the rear of the building but will have some work and storage in the front of the building during peak times.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-1278-06 (WC-0105-15)	Waived the condition of a use permit requiring parking lot gates to remain unlocked during business hours	Approved by BCC	November 2015
WS-0692-09	Reduced landscaping and residential separations with attached sidewalks for an industrial and retail development	Approved by BCC	April 2010
UC-1278-06	Industrial and retail development with attached sidewalks	Approved by BCC	November 2006
VS-1271-06	Vacated and abandoned 5 feet of Lamb Boulevard and Alto Avenue for sidewalk - recorded	Approved by PC	October 2006
TM-0322-06	1 lot industrial subdivision	Approved by PC	September 2006
ZC-0563-06	Reclassified the site from R-E to M-D zoning for a future industrial development	Approved by BCC	June 2006
VC-1392-99	Outside storage of wood - expired	Approved by PC	March 2000

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Business Employment	R-E	Single family residential & undeveloped
South	Business Employment	M-D	Distribution center
East	Business Employment	M-D	Distribution center & undeveloped
West	Business Employment	R-E	Single family residential

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

A use permit is a discretionary land use application that is considered on a case by case basis in consideration of Title 30 and the Master Plan. One of several criteria the applicant must establish is that the use is appropriate at the proposed location and demonstrate the use shall not result in a substantial or undue adverse effect on adjacent properties.

While the location of the proposed industrial type use (recreational vehicle conversions) makes sense in the general context of an industrial/retail complex, there are other factors that need to be considered in determining the compatibility of the use. In particular, the use of the site for recreational vehicle repair is more intense than the other uses that are currently found within the complex, such as small appliance repair and contractors' offices. While the repair services may be similar, vehicle repair can be much noisier and require significantly heavier or hazardous machinery (welding equipment) to complete jobs, which might have greater environmental impacts on both the residential areas to the north, and the other businesses within the complex. In addition, the subject complex was approved with a significant intense landscape buffer (Figure 30.64-12) between the site of the proposed use and the residential properties to the north. Based on aerial photographs it appears that much of this landscape was either not provided or has since died, meaning a proper landscape buffer does not exist between the vehicle repair facility and residential areas to the north. The applicant has also indicated that they currently conduct repairs and conversion activities outside in front of the building and have a roll-up door which faces the residential uses to the north. No other businesses in the complex appear to conduct outdoor work in the front of their buildings, and most outside storage in the complex appears to be in the rear of the building screened from view. Staff's concern is that such activities can be a major nuisance to the residential neighbors to the north with no buffer provided and the possible impacts on parking, especially since the applicant has also indicated the desire to sell the vehicles that are repaired, which may also further impact the parking on site. In addition, the front facing roll-up doors may pose an issue if they are left open while work is conducted, as a lack of buffering may cause disturbing noises to travel or leave hazardous work open to the surroundings.

Given the concerns that staff has regarding the proposed use, staff finds that, while the neighborhood where these uses are proposed is in transition from residential to industrial and there will always be some nuisances as a result, proper mitigation of the proposed activities and their impacts have not been sufficiently provided and, as a result, cannot support these use permits.

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:

Comprehensive Planning

If approved:

- Provide an intense landscape buffer per Figure 30.64-12 along the northern property line of the subject site;
- No outside storage or work is permitted within the front or side yards;
- Roll-up doors facing adjacent residential uses must remain closed when not in use to screen any work and attenuate any noise;
- No on-site display of vehicles for sale;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised approval of this application does not constitute or imply approval of any other County issued permit, license or approval; the installation and use of cooling systems that consumptively use water will be prohibited; the County has adopted a rewrite to Title 30 effective January 1, 2024, 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

- No comment.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that the property is already connected to the CCWRD sewer system; and that if any existing plumbing fixtures are modified in the future, then additional capacity and connection fees will need to be addressed.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: MY BUS HOTEL, LLC

CONTACT: TIMOTHY WELLS, PELOTON LAND SOLUTIONS, 5888 W. SUNSET RD,
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