

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-24-0034-STRIP REAL ESTATE THREE, LLC:

HOLDOVER USE PERMITS for the following: **1)** parking lot; and **2)** outdoor storage.

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** driveway geometrics; **2)** reduce parking lot landscaping; **3)** reduce buffer; and **4)** alternative street landscaping.

DESIGN REVIEWS for the following: **1)** parking lot; and **2)** outdoor storage on 5.0 acres in a CR (Commercial Resort) Zone within the Airport Environs (AE-65 and AE-70) Overlay.

Generally located approximately 600 feet west of Las Vegas Boulevard South and the north side of Arby Avenue within Enterprise. MN/nai/ng (For possible action)

RELATED INFORMATION:

APN:

177-05-701-018; 177-05-701-024

WAIVERS OF DEVELOPMENT STANDARDS:

1. a. Reduce the throat depth to 47 feet and 2 inches where 150 feet is the standard per Uniform Standard Drawing 222.1 (a 69% reduction).
- b. Reduce the throat depth to 68 feet and 9 inches where 150 feet is the standard per Uniform Standard Drawing 222.1 (a 54% reduction).
2. Reduce parking lot landscaping where required per Section 30.04.01D and Figure 30.04-1.
3. a. Reduce the landscape buffer width to 5 feet where 15 feet is required per Section 30.04.02 (a 67% reduction).
- b. Allow alternative landscaping where a double row of Evergreen trees planted 20 feet apart on center is required per Section 30.04.02.
4. Allow medium size trees along the street where large trees (3 inch caliper) are required per Section 30.04-1.

LAND USE PLAN:

ENTERPRISE - ENTERTAINMENT MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: 2447 W. Badura Avenue
- Site Acreage: 5
- Project Type: Parking lot & outdoor storage
- Parking Provided: 536

Site Plans

The plan depicts a parking lot that spreads across 2 parcels for use as overflow parking for nearby special events and outside storage for semi-trucks and trailers. Both parcels are undeveloped and will be enclosed with an 8 foot boundary wall. The parking lot will have a total of 536 parking spaces, with 8 ADA parking spaces. The drive aisle width is 24 feet throughout the parking lot. Also, there is a trash enclosure with a steel tube trellis roof.

The plans depict an 8 foot tall decorative boundary wall consisting of a 6 foot split face CMU wall with a 2 foot decorative curved steel railhead. The tip of the curved steel is 6 inches away from the property line. The development will have 2 driveways off Arby Avenue along the south property line. The throat depth for one of the driveways is 68 feet, 9 inches and the other is 47 feet, 2 inches where the requirement is 150 feet.

For a nonresidential development, a total of 7 sustainability points is required. The site will only have 2 points, 1 point is for using water efficient landscaping and the second point is for providing Mojave native landscaping plants.

Landscaping

The plans show a 4 foot to 4.5 foot landscape area along the north, west, and east property lines, with medium, small, or large trees planted every 30 feet, as well as islands every 8 or 12 parking spaces with a small tree in each island. Within the parking lot there are 8 separate rows of parking stalls with no landscaping.

Along the south property line along Arby Avenue, there is a detached sidewalk with a 15 foot to 20 foot landscape strip with medium to large trees planted every 30 feet. For street landscaping, medium trees can be used in place of large trees, however the spacing requirement is 20 feet on center and not 30 feet as proposed.

Along the north property line, the property is adjacent to I 215. According to Section 30.04.02, a landscape buffer adjacent to a freeway must be 15 feet and have a double row of large Evergreen trees planted every 20 feet. The applicant is requesting to waive this requirement and instead provide a 4.5 foot landscaping buffer with large and medium trees planted every 30 feet.

Applicant's Justification

The applicant wants to build a parking lot and an outdoor storage. The parking lot will be used for overflow parking and the outside storage will be for semi-trucks and trailers. The parking lot spreads across 2 parcels and will have 536 parking spaces. The parking lot will have landscaping around the perimeter of the property with a reduced number of landscaping islands. There are 2 entrances to the parking lot along Arby Avenue and the applicant wants to waive the throat depth for both. One throat depth will be 47 feet, 2 inches and the other will be 68 feet, 9 inches where 150 feet is required. There will also be an 8 foot tall CMU wall with decorative curved wrought iron fence being built along the property lines. Lastly, the applicant can only achieve 2 points out of the 7 required sustainability points.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-1055-08	Resort hotel with use permit, design review and deviations for reduced on-site parking and loading spaces, encroachment into airspace, and accessory structures - expired	Approved by BCC	March 2009

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Entertainment Mixed-Use	CR	I 215
South & East	Entertainment Mixed-Use	CR	Undeveloped
West	Entertainment Mixed-Use	IP	Equipment rental & I 215

Related Applications

Application Number	Request
VS-24-0035	A request to vacate and abandon patent easements is a companion item on this agenda.

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request is consistent with the Master Plan and is in compliance with Title 30.

Analysis**Comprehensive Planning**Use Permit

A special use permit is considered on a case by case basis in consideration of the standards for approval. Additionally, the use shall not result in a substantial or undue adverse effect on adjacent properties, character of the neighborhood, traffic conditions, parking, public improvements, public sites or right-of-way, or other matters affecting the public health, safety, and general welfare; and will be adequately served by public improvements, facilities, and services, and will not impose an undue burden.

Use Permits #1 & #2

Staff finds that the location for the parking lot would be beneficial to the surrounding area. The area around the proposed parking lot has commercial and industrial zoning. The property is 600 feet from Las Vegas Boulevard South and not too far from the Town Square shopping center. This parking lot will be used for overflow parking for nearby special events. The applicant will also have outdoor storage for semi-trucks and trailers as well. With the 8 foot tall perimeter wall that will be installed, it will provide a buffer for the vehicles being stored and the applicant is aware that nothing can be stacked above the boundary wall. Staff is supportive of the proposed uses of a parking lot and outside storage.

Waivers of Development Standards

The applicant shall have the burden of proof to establish that the proposed request is appropriate for its proposed location by showing the following: 1) the use(s) of the area adjacent to the subject property will not be affected in a substantially adverse manner; 2) the proposal will not materially affect the health and safety of persons residing in, working in, or visiting the immediate vicinity, and will not be materially detrimental to the public welfare; and 3) the proposal will be adequately served by, and will not create an undue burden on, any public improvements, facilities, or services.

Waiver of Development Standards #2

The applicant provided 4.5 foot wide landscaping on the north, west, and east property lines with medium to small trees planted every 30 feet. Section 30.04.01D requires large trees to be planted at 20 feet on center and allows small and medium trees to be planted at smaller spacing intervals. Also, along the perimeter, there is a landscape island between every 8, 10, or 12 parking spaces. However, within the parking lot there are 8 separate rows of parking spaces with a 24 foot drive aisle in between. Each parking row has either 42, 44, or 48 parking spaces without any islands. The intent of parking lot landscaping is to provide climate adaptable plant materials that enhance environmental conditions by providing shade and reducing heat island effect. As a result, staff cannot support this request.

Waiver of Development Standards #3

The property is adjacent to the I 215 along the north property line. As a result, a 15 foot landscape buffer is required with a double row of Evergreen trees planted 20 feet apart on center. The applicant is providing a 4.5 foot landscaping strip with non-Evergreen trees planted every 30 feet. Although the applicant is providing some landscaping, it does not meet the buffering landscaping requirement per Section 30.04.02. Staff cannot support this request.

Waiver of Development Standards #4

According to Section 30.04.01 for street landscaping, large trees are required and must be spaced 30 feet on center. On the south property line along Arby Avenue, the applicant is using medium and large trees at spacing intervals greater than what Code allows. The required spacing is not met when using medium trees in lieu of large trees. Staff cannot support this request.

Design Review

Development of the subject property is reviewed to determine if 1) it is compatible with adjacent development and is harmonious and compatible with development in the area; 2) the elevations, design characteristics and others architectural and aesthetic features are not unsightly or undesirable in appearance; and 3) site access and circulation do not negatively impact adjacent roadways or neighborhood traffic.

Staff recognizes the intent of the project site is to provide an outside storage for vehicles as well as an overflow parking lot for special events that will be planned near the surrounding areas. To have an overflow of parking will be beneficial for the area. However, staff's main concern is the landscaping design. Although the applicant will have 2 sustainability points because of the Mojave native plants and water efficient landscaping, the overall landscaping design does not meet Title 30 Code and regulations. As a result, staff cannot support this request.

Public Works - Development Review

Waiver of Development Standards #1

Staff has no objection to the reduced throat depth for the driveways on Arby Avenue. Since Arby Avenue sees a low volume of traffic, staff finds the reduced throat depth should have no negative impacts. Additionally, the 2 driveways should see equal use, further mitigating potential impacts from the reduced throat depths. However, since Planning is recommending denial of the application, staff cannot support this waiver.

Staff Recommendation

Approval of the use permits; denial of the waivers of development standards and the design reviews.

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:

- Certificate of Occupancy and/or business license shall not be issued without approval of an application for a zoning inspection.
- Applicant is advised within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; 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; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Drainage study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 25 feet to the back of curb for Arby Avenue.
- Applicant is advised that the installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

Fire Prevention Bureau

- Applicant is advised to submit plans for review and approval prior to installing any gates, speed humps (speed bumps not allowed), and any other fire apparatus access roadway obstructions; and that fire/emergency access must comply with the Fire Code as amended.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC: Enterprise - approval of the use permits, waivers of development standards #1, #3b and #4; denial of waiver of development standards #2 and the design reviews. Waiver of development standards #3a was withdrawn.

APPROVALS:

PROTESTS: 1 card

COUNTY COMMISSION ACTION: April 3, 2024 – HELD – To 04/17/24 – per the applicant.

APPLICANT: STRIP REAL ESTATE ONE, LLC

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