

03/18/25 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**DR-25-0076-RAMAR LAND CORPORATION:**

**DESIGN REVIEW** for a proposed commercial vehicle parking lot on 12.3 acres in an IL (Industrial Light) Zone and an IP (Industrial Park) Zone within the Airport Environs (AE-65 & APZ-2) Overlay.

Generally located on the east side of Lamont Street and the north side of Judson Avenue within Sunrise Manor. TS/sd/kh (For possible action)

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RELATED INFORMATION:

**APN:**

140-20-502-001; 140-20-502-002; 140-20-502-006

**LAND USE PLAN:**

SUNRISE MANOR - BUSINESS EMPLOYMENT

**BACKGROUND:**

**Project Description**

General Summary

- Site Address: 4905 & 4945 E. Carey Avenue
- Site Acreage: 12.3
- Project Type: Commercial vehicle parking lot
- Sustainability Required/Provided: 7/2

Site Plans

The plans depict a proposed 316 space commercial truck parking lot. Access to the site is from Lamont Street near Carey Avenue, and it will be gated to control access. There will be a 10 foot high security fence with tension wire fabric mesh around the perimeter of the site, setback for required landscaping. The plans depict no buildings being proposed with this use and all existing buildings will be demolished.

Landscaping

The plans depict street landscaping along Lamont Street, Carey Avenue, and Judson Avenue with large trees spaced 20 feet on center. A detached sidewalk with 5 feet of landscaping on both sides is shown on Lamont Street and Judson Avenue, and an attached sidewalk with a 15 foot wide landscape strip is shown on Carey Avenue. Landscaping is also shown on both sides of the entry drive aisle and along the east property line in front of the security fence. Landscaping includes trees and shrubs.

### Applicant's Justification

The applicant states this application is to establish a parking lot for commercial vehicles. The vehicles parking in this lot will change daily. The property meets the perimeter landscaping requirements, which will contribute to screening. The parking lot will be secured by an access gate.

### **Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
DR-21-0267	Finished grade in conjunction with a future industrial development - expired	Approved by BCC	July 2021
TM-20-500114	1 lot industrial subdivision - expired	Approved by PC	September 2020
ZC-0006-00	Outdoor storage on a portion of the site	Approved by BCC	June 2000
ZC-151-86	Zone change from M-D zone to M-1 zone for an office/warehouse building	Approved by BCC	August 1986

### **Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District (Overlay)</b>	<b>Existing Land Use</b>
North	Business Employment	IP & IL (AE-65, AE-70, & APZ-2)	Industrial buildings
South	Business Employment	RM32 & RS20 & IL (AE-65 & APZ-2)	Multi-family development, outside storage, & industrial building
East	Business Employment	IL & IP (AE-65 & APZ-2)	Outside storage & industrial building
West	Industrial Employment & Public Use	IL & IP (AE-65 & APZ-2)	Warehouse/office building & undeveloped

### **Related Applications**

<b>Application Number</b>	<b>Request</b>
VS-25-0077	Vacation and abandonment of right-of-way 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**

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 finds that the parking of commercial vehicles is less intense than other industrial uses within this immediate area. A parking lot at this location would not be unsightly when considering the applicant is providing perimeter landscaping per code and that most of the properties in the area are utilized primarily for industrial uses. The residential uses to the south will also be screened by landscaping along Judson Avenue. Therefore, staff can support this request.

### **Staff Recommendation**

Approval.

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**

- No gathering of individuals in an area that would result in an average density of greater than 25 persons per acre per hour during a 24-hour period, not to exceed 50 persons per acre at any time;
- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance.
- 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;
- 30 days to coordinate with Public Works - Design Division and submit separate document if required, for dedication of any necessary right-of-way and easements for the Carey Avenue improvement project;
- 90 days to record said separate document for the Carey Avenue improvement project;

- The installation of detached sidewalks will require the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices.

**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.

**Southern Nevada Health District (SNHD) - Engineering**

- Applicant is advised to contact the SNHD Environmental Health Division at [septics@snhd.org](mailto:septics@snhd.org) or (702) 759-0660 to obtain written approval for a Tenant Improvement, so that SNHD may review the impact of the proposed use on the existing Individual Sewage Disposal (Septic) System.

**Clark County Water Reclamation District (CCWRD)**

- No comment.

**TAB/CAC:** Sunrise Manor - approval.

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** RAMAR LAND CORPORATION

**CONTACT:** KAEMPFER CROWELL, 1980 FESTIVAL PLAZA DRIVE #650, LAS VEGAS, NV 89135