

11/21/23 BCC AGENDA SHEET

HEAVY EQUIPMENT/VEHICLE SALES & SERVICE
(TITLE 30)

LAMB BLVD/ALTO AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-23-0675-KCP CONCRETE PUMPS:

USE PERMIT to allow commercial vehicle sales and repair (semi-trucks) in an (APZ-2) Zone.

WAIVER OF DEVELOPMENT STANDARDS to reduce parking in conjunction with a proposed commercial vehicle sales and repair and construction equipment sales and service facility on a 4.1 acre portion of an 8.7 acre site in an M-1 (Light Manufacturing) (AE-75 & APZ-2) Zone.

Generally located on the east side of Lamb Boulevard and the north side of Alto Avenue within Sunrise Manor. MK/lm/syp (For possible action)

RELATED INFORMATION:

APN:

140-17-210-001 ptn

WAIVER OF DEVELOPMENT STANDARDS:

Reduce parking to 84 spaces where 94 spaces are required per Table 30.60-1 (a 10.6% reduction).

LAND USE PLAN:

SUNRISE MANOR - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: 2820 N. Lamb Boulevard
- Site Acreage: 4.1 (portion)/8.7 (overall site)
- Project Type: Commercial vehicle and construction equipment sales and service (KCP Concrete Pumps)
- Number of Stories: 1 story with mezzanine level
- Building Height (feet): 35
- Square Feet: 47,000
- Parking Required/Provided: 94/84

Site Plan & History

The site was previously approved for a 47,000 square foot office/warehouse facility consisting of 1 building located on the western portion of the site on the northeast corner of Lamb Boulevard and Alto Avenue, which has completed construction (BD22-07981).

The proposed uses include commercial vehicle (semi-truck) sales which requires a special use permit in an M-1 (APZ-2) Zone, commercial vehicle repair which is a conditional use in the M-1 Zone, and construction or heavy equipment sales (concrete pumps to be installed on commercial vehicles) and service which is a conditional use in the M-1 (APZ-2) Zone.

The building is oriented in an east/west direction with the overhead roll-up doors and loading docks facing north. The building is set back 94 feet from Lamb Boulevard, 74 feet from Alto Avenue, and 95 feet from the north property line. The overhead roll-up doors and loading docks do not face the public right-of-way or any residential uses. This property is surrounded by existing or planned industrial uses, and the easterly portion of the site is not currently planned for development. Access to the site is provided by 2 driveways on Alto Avenue and 1 driveway along Lamb Boulevard. Future cross access will be provided to the undeveloped portion of the parcel to the east.

All truck parking and loading areas are located within the secure storage yard on the north side of the building. Parking for the facility is located on the west, east, and south sides of the building.

The commercial vehicle and construction equipment sales with accessory vehicle repair requires 94 parking spaces where 84 parking spaces are provided. The parking along the north property line within the gated parking lot has been reduced and revised to provide 13 truck parking spaces and 10 passenger parking spaces. A new outdoor truck wash area is located on the east side of the building.

Landscaping

There are no proposed or required changes to the previously approved street or parking lot landscaping.

Elevations

There are no proposed changes to the previously approved 1 story, 35 foot high, office/warehouse building constructed of painted concrete tilt-up panels and a flat roof with parapet walls. The approved secure storage yard is screened by 6 foot high block walls with a decorative sliding gate on the east side of the development.

Floor Plans

The plans show an existing 47,000 square foot building for the proposed uses consisting of a lobby, office area, and warehouse with vehicle repair and maintenance area, including a 3,000 square foot second level mezzanine.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant indicates that the request is compatible with the surrounding industrial properties. The facility will be open from 7:00 a.m. to 5:00 p.m. with limited hours on weekends, as needed. The company will have approximately 5 to 10 employees during business hours and the number of employees will not exceed the number of available parking spaces. Additionally, the company intends to store no more than 13 commercial vehicles in the commercial vehicle parking spaces located in the northern enclosed parking area.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-21-0061	Waivers for parking lot landscaping and modified driveway design standards for an office/warehouse building	Approved by BCC	April 2021
VS-1421-06	Vacated and abandoned a portion of right-of-way being Lamb Boulevard	Approved by PC	November 2006
ZC-0419-06	Reclassified this site to M-1 zoning	Approved by BCC	May 2006

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North & East	Business Employment	M-1	Warehouse uses
South	Business Employment	M-D	Undeveloped & office/warehouse building
West	Business Employment	R-E	Undeveloped

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

Use Permit

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.

Staff finds that the proposed uses are compatible with the existing surrounding industrial uses. Additionally, the proposed uses are compatible with Policy SM-5.3 of the Master Plan which encourages protecting employment areas within the light industrial areas of the township. For these reasons, staff can support this request.

Waiver 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.

Staff typically does not support a reduction in parking; however, the proposed uses include large vehicles and equipment which by nature take up an extensive area. The applicant indicates that the number of employees will be limited to the available parking. Additionally, Goal 3.1 of the Master Plan encourages, in part, reduced automobile dependence and air pollution. Characteristics of Business Employment land use category include higher intensity uses near transit-stops. The subject site is located on a major transportation corridor with an RTC bus route (Lamb Boulevard). As a result, alternative modes of transportation are available for access to the site; 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;
- Work with the Las Vegas Metropolitan Police Department for the installation of security cameras and surveillance operations;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that 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.

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: Sunrise Manor - approval.

APPROVALS:

PROTESTS:

APPLICANT: KCP CONCRETE PUMPS, LTD

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