

01/05/22 BCC AGENDA SHEET

TRUCK STAGING AREA
(TITLE 30)

UNIVERSITY CENTER DR/HACIENDA AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

AR-21-400174 (UC-0813-14)-COUNTY OF CLARK(AVIATION):

USE PERMITS SECOND APPLICATION FOR REVIEW of the following: **1)** truck staging area; and **2)** waive landscaping to an abutting residential use on 9.0 acres in a P-F (Public Facility) (AE-60 & AE-65) Zone.

Generally located between Paradise Road and University Center Drive, 225 feet north of Hacienda Avenue within Paradise. JG/sd/jo (For possible action)

RELATED INFORMATION:

APN:

162-27-202-014

USE PERMITS:

1. A truck staging area.
2. Waive landscaping where landscaping per Figure 30.64-12 is required where abutting residential uses (east across University Center Drive).

LAND USE PLAN:

WINCHESTER/PARADISE - PUBLIC USE

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 9
- Project Type: Truck staging area
- Truck Parking: 344 spaces

Site Plans

The original plans depicted a staging area for commercial vehicles and cargo. The site is an existing parking lot that was used for temporary parking and storage for the construction of Terminal 3 for McCarran International Airport. The site is surrounded by an existing security fence with mesh screening. Access to the site is provided by existing driveways located on the northwest corner to Paradise Road and on the northeast corner to University Center Drive. There are no buildings on the property currently.

Landscaping

The plans depict existing landscape areas along Paradise Road and University Center Drive. These landscape areas consist of palm trees, shrubs, and groundcover.

Previous Conditions of Approval

Listed below are the approved conditions for (UC-0813-14) AR-0140-16:

Current Planning

- Until November 19, 2021 to review.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time and application to review; and that 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.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant states that the site has been used as a truck staging area for several years when peak convention season is occurring in Clark County. The site will be used as a staging area for commercial vehicles and cargo. The use permit allows convention service companies to facilitate and expedite the lots that can be used to provide easier access to convention properties along the strip.

Prior Land Use Requests

Application Number	Request	Action	Date
AR-0140-16	First application review of a truck staging area	Approved by BCC	November 2016
UC-0813-14	Truck staging area and waive landscaping abutting residential area	Approved by BCC	November 2014
UC-0700-13	Truck staging area - expired	Approved by BCC	December 2013
ZC-1526-95	Reclassified southern portion of the site to P-F zoning for a vehicle rental facility	Approved by BCC	October 1995

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Public Use	H-1	Undeveloped
South & West	Public Use	P-F	Undeveloped
East	Neighborhood Commercial	R-1	Undeveloped & single family residential

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Title 30 standards of approval for an application for review state that such an application may be denied or have additional conditions imposed if it is found that circumstances have substantially changed. A substantial change may include, without limitation, a change to the subject property, a change in the areas surrounding the subject property, or a change in the laws or policies affecting the subject property. Using the criteria set forth in Title 30, no substantial changes have occurred since the original approval.

The site is an existing paved parking lot surrounded by an existing security fence with mesh screening. The property has a history of being used for temporary construction storage and truck staging. In 2008, a use permit was approved to allow the site to be used as a temporary construction storage yard for materials used in construction of the Terminal 3 project at McCarran International Airport. In December 2013, a use permit for a truck staging area was approved on this site by the Board of County Commissioners, but the application expired. In November 2014, the BCC approved another use permit for a truck staging area on the property. A truck staging area is a use of similar intensity to a temporary construction staging area. This site and the majority of the adjacent and abutting parcels are owned by Clark County (Aviation), including the residences along the east side of University Center Drive. The site has been used as a truck staging area for convention events since 2014 with no issues reported to Clark County Public Response. In addition, the applicant is not proposing any changes to the site or any exterior changes and no buildings are proposed to be on-site. Staff can support continued use of the property as a truck staging area.

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:

Current Planning

- Until November 19, 2026 to review.
- Applicant is advised that 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; and that 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.

Public Works - Development Review

- Compliance with previous conditions.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC: Paradise - approval.

APPROVALS:

PROTEST:

APPLICANT: FREEMAN EXPOSITIONS, INC

CONTACT: KAEMPFER CROWELL, 1980 FESTIVAL PLAZA DR., STE 650, LAS VEGAS, NV 89135