

03/04/26 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-25-0903-BABCOCK RIVERWALK, LLC:

USE PERMITS for the following: **1)** outdoor storage and display; and **2)** truck parking or staging.

WAIVER OF DEVELOPMENT STANDARDS to eliminate and reduce buffering and screening.

DESIGN REVIEW for proposed outdoor storage and display and proposed truck parking on 2.81 acres in an IP (Industrial Park) Zone within the Airport Environs Overlay (AE-70) Overlay.

Generally located south of Las Vegas Boulevard North and east of Nellis Boulevard within Sunrise Manor (description on file). MK/sd/kh (For possible action)

RELATED INFORMATION:

APN:

140-04-401-003; 140-04-401-005 through 140-04-401-006

WAIVER OF DEVELOPMENT STANDARDS:

1. a. Eliminate a portion of the required landscape buffer along the south property line where a 15 foot landscape buffer with an 8 foot decorative screen wall is required per Section 30.04.02 C.
- b. Reduce the width of a proposed landscape buffer along the south property line to 12 feet where a 15 foot wide landscape buffer is required per Section 30.04.02C (a 15% reduction).

LAND USE PLAN:

SUNRISE MANOR - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 2.81
- Project Type: Outdoor storage and display/truck parking
- Building Height: 8 (proposed guard shack)
- Square Feet: 64 (proposed guard shack)
- Parking Required/Provided: 7/7
- Sustainability Required/Provided: 7/0

Site Plan

The plans depict a proposed truck parking lot with outdoor storage and display on the subject parcels located at the southeast corner of Las Vegas Boulevard North and Nellis Boulevard. A crash gate is provided along the west property line adjacent to Nellis Boulevard, and a non-gated entryway along the north property line is provided and adjacent to Las Vegas Boulevard North. The convenience store and gas station northwest of this project is not a part of the proposed development. A proposed guard shack is located at the southeast corner of the northern driveway and a proposed trash enclosure will be located southwest of this same driveway. The site plan shows that 7 parking spaces are required and provided along the south, east, and west property lines.

The site plan shows 51 parking stalls (12 feet wide by 70 feet long) for trucks and/or tractor trailers located along the north, south, and east property lines. An additional 23 parking stalls (12 feet by 40 feet) for box trucks and sprinter vans are located along the southwest corner and the northeast corner of the site. All of these parking stalls will not be striped. Per the applicant, the spaces are leased out on a month-to-month basis with a numbered spot assigned to the lessee. A waiver of development standards is part of the application to eliminate and reduce the required buffering and screening along a portion of the south property line.

A use permit is required for outdoor storage and display since in the IP zoning district, outdoor storage and display shall be accessory to an indoor primary use, located behind the front face of the primary building, and shall not obstruct any pedestrian walkways. The site design does not follow the aforementioned criteria, thus requiring a use permit. Lastly, per Title 30 truck parking or staging requires a use permit in the IP zoning district.

Landscaping

The plans depict street landscaping along Las Vegas Boulevard North with trees spaced at 20 feet on center and along Nellis Boulevard with trees spaced at 20 feet on center. Along the southwest property line, the applicant is proposing a 12 foot wide landscape buffer with trees planted off-set at 20 feet on center and an 8 foot high screen wall, where a 15 foot wide landscape buffer is required and is subject to the waiver request. Furthermore, the applicant is not providing any landscape buffer for the remainder of the south property line, thus requiring a waiver. In addition, the applicant is proposing an 8 foot wide landscape buffer along the east property line adjacent to an existing block wall with an overall height of 6 feet.

Elevations & Floor Plan

The plans depict a 64 square foot proposed guard shack as required by the Code located at the ingress/egress driveway from Las Vegas Boulevard North and is 8 feet in height.

Applicant's Justification

The applicant states that the site will have a security guard at night in a patrol vehicle that will constantly drive through the lot, but no guard during the day. The roving patrol will provide better security for the overall site, as well as being able to notify the owner of any potential trash or debris on site so that it can be removed and the site maintained. Additionally, security cameras will be installed to further help monitor the site. There are minimal landscape requirements for

truck parking due to the high probability of it being constantly damaged and replaced. Exceeding the landscape requirements would not be beneficial for the owner or the users of the project.

The applicant states that there will be numbers painted on the fence showing where each space is located. The spaces abutting landscape will have a pole with a sign that will have the stall number. The tractor-trailers typically park attached; but may for short periods be just the trailer while the tractor operator uses the tractor only for companies that require their trailer to be used, or to change out the tractor.

Prior Land Use Requests (APN: 140-04-401-003 only)

Application Number	Request	Action	Date
ZC-1127-98	Zone change to reclassify a portion of this site to C-2 zoning (now CG) for restaurant and a variance to allow a roof sign	Approved by BCC	August 1998

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Corridor Mixed-Use	CG & H-2 (AE-65 & AE-70)	Convenience store & gas station, restaurant with a drive-thru, & retail building
South	Nellis Air Force Base	P-F (AE-70)	Nellis Air Force Base
East	Business Employment	H-2 (AE-70)	Multi-family residential complex
West	Corridor Mixed-Use	H-2 (AE-70)	Medical office

Related Applications

Application Number	Request
ZC-25-0902	A zone change from H-2 and CG to IP 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 Permits

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.

Staff finds that the proposed outdoor storage and display as well as truck parking is a compatible use within the immediate area and should have minimal to no impact on the surrounding land uses. Policy SM-1.3 for Corridor Revitalization supports in part the revitalization of underutilized commercial corridors and centers in Sunrise Manor over time through compatible infill and redevelopment that establishes community character and provides opportunities for a more diverse mix of uses.

Waiver 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.

Staff cannot support the proposed reduction of the required landscape buffer width to 12 feet where 15 feet is required and the proposed elimination of the required landscaping along a portion of the south property line. The landscape plans depict required street landscaping along both Nellis Boulevard and Las Vegas Boulevard North with attached sidewalks and a minimum of 10 feet of landscaping. Per Title 30, buffering and screening shall be provided to enhance the visual appearance of the community, reduce impacts of uses and activities on neighboring properties, reduce heat island effect, and mitigate stormwater runoff. Staff cannot support the requested waiver of development standards.

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.

The proposed plans show that the layout of the proposed uses offers ample vehicular and truck circulation. Adequate street landscaping is provided along the Nellis Boulevard and Las Vegas Boulevard North. The applicant is also proposing a guard shack for security purposes and is located at the main entrance adjacent to Las Vegas Boulevard North. The proposed outdoor storage and display is also adequately screened. However, the proposed plan does not include landscaping along a significant portion of the southern property line, which is needed for buffering and screening and to combat heat island impacts associated with increased amounts of pavement associated with truck parking. Since staff does not support the waiver of development standards, staff cannot support the design review.

Staff Recommendation

Approval of the use permit; denial of the waiver of development standards and the design review.

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 a Certificate of Compliance;
- Work with the Las Vegas Metropolitan Police Department for the installation of security cameras and surveillance operation.
- Applicant is advised that certain uses are not permitted in the airport environs and certain other uses will require a special use permit; and 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.
- Applicant is advised that Nevada Department of Transportation (NDOT) permits may be required.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that the CCWRD is unable to verify sewer capacity based on this zoning application; and you may find instruction for submitting a Point of Connection (POC) request on the CCWRD's website; a CCWRD approved POC must be included when submitting civil improvement plans.

TAB/CAC: Sunrise Manor - approval.

APPROVALS:

PROTESTS:

APPLICANT: LEADING EDGE VENTURES, LLC

CONTACT: G. C. GARCIA, INC., 1055 WHITNEY RANCH DRIVE, SUITE 210, HENDERSON, NV 89014