

COMMERCIAL VEHICLE PARKING LOT
(TITLE 30)

NELLIS BLVD/GOWAN RD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-23-0399-SZ INCOME TRUST & BOHN MICHAEL F TRS:

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** eliminate parking lot landscaping; **2)** alternative paving; and **3)** eliminate parking lot striping.

DESIGN REVIEW for a commercial vehicle parking lot on a 4.6 acre portion of 5.8 acre site in an M-D (Designed Manufacturing) (AE-70 & AE-75) Zone and an M-1 (Light Manufacturing) (AE-70 & AE-75) Zone.

Generally located on the west side of Nellis Boulevard, 450 feet north of Gowan Road within Sunrise Manor. MK/bb/syp (For possible action)

RELATED INFORMATION:

APN:

140-08-601-014; 140-08-601-015 ptn

WAIVERS OF DEVELOPMENT STANDARDS:

1. Eliminate parking lot landscaping associated with a commercial vehicle parking lot per Section 30.64.030 and Figure 30.64-14 (a 100% reduction).
2. Allow alternative paving for a commercial vehicle parking lot where paving is required per Section 30.60.020.
3. Eliminate parking lot striping for a commercial vehicle parking lot per Section 30.60.020.

LAND USE PLAN:

SUNRISE MANOR - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: 3735 N. Nellis Boulevard
- Site Acreage: 5.8 (portion)
- Project Type: Commercial vehicle parking lot

Site Plans

The surrounding site includes an existing 13,500 square foot automobile repair and maintenance facility with parking spaces on the northern parcel APN: 140-08-601-014 and a parking lot and tow yard on a portion of the eastern portion of the southern parcel APN: 140-08-601-015. No changes to those areas are proposed with this application, and those areas are not a part of this

request. The western portion of parcel 140-08-601-015 is the subject of this request and has private access through parcel 140-08-601-014 from Nellis Boulevard. The plans depict a 6 foot high combination fence and block wall surrounding this area. Alternative paving surfaces, which are acceptable to the Department of Environment and Sustainability, are proposed for the parking lots. Striping will not be provided.

Landscaping

No landscaping is proposed on the west side of parcel 140-08-601-015 in conjunction with the parking lot.

Signage

Signage is not a part of this request.

Applicant’s Justification

The applicant states that they maintain the site in excellent condition. A land use plan amendment to industrial was approved in 2020, only to be changed back to Business Employment during the recent Clark County Master Plan update. This site will provide a service to the recently approved mega warehouse developments that need overflow parking for motor vehicles. This site will relieve congestion at other sites and provide an alternative solution for local warehouse businesses that need temporary parking for commercial vehicles.

Prior Land Use Requests

Application Number	Request	Action	Date
AR-18-400096 (UC-0277-16)	Review of use permit for towing service and parking lot	Approved by PC	July 2018
UC-0277-16	Towing service with waivers for landscaping and design review for parking lot	Approved by PC	June 2016
WS-0411-10	For a parking lot in conjunction with an automobile maintenance facility and waivers for parking lot landscaping and reduce the landscaping adjacent to an arterial/collector street - expired	Approved by PC	October 2010
ZC-0181-07	Reclassified the M-D zoning on the southern parcel for an office/warehouse development on the entire site	Approved by BCC	May 2007
ZC-0350-05	Reclassified the M-D zoning on the northern parcel for an office/warehouse and automotive repair facility	Approved by BCC	April 2005

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Business Employment	R-E	Undeveloped
South	Business Employment	C-2	Retail center
East	Public Facilities	P-F	Nellis Air Force Base
West	Business Employment	R-T	Undeveloped

Clark County Public Response Office (CCPRO)

CE-22-30601 is an active violation for commercial truck storage and illegal businesses.

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

Waivers 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.

Waivers of Development Standards & Design Review

The applicant is proposing a parking lot for commercial vehicles, but is not providing striping or landscaping required with parking lots. While the required number of trees for this parking lot may not be appropriate for commercial vehicles, some landscape islands could be provided. The plans show adequate areas designated for parking; however, without any striping, on-site circulation, including fire lanes, will not be distinguished causing a safety hazard. This site can easily become an outside storage yard for trailers and other equipment. Staff does not support these requests.

Staff Recommendation

Denial.

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:

- 1 year to commence and review as a public hearing.
- Applicant is advised that approval of this application does not permit outside storage of any kind, including but not limited to trailers and equipment; approval of this application does not constitute or imply approval of other agency regulations, including Department of Environment and Sustainability; 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

- Reconstruct any unused driveways with full off-site improvements;
- Applicant is advised that Nevada Department of Transportation (NDOT) permits may be required.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: SAM ZEER

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