

LANDSCAPING  
(TITLE 30)

LAMB BLVD/CRAIG RD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**WC-23-400103 (ZC-0008-98)-FEDEX FREIGHT, INC.:**

**WAIVER OF CONDITIONS** of a zone change requiring a B-2 landscaping buffer along Lamb Boulevard across from existing M-D and M-1 zoned property in conjunction with an existing freight terminal on a portion of 19.7 acres in an M-D (Designed Manufacturing) and an M-1 (Light Manufacturing) Zone.

Generally located on the east side of Lamb Boulevard, 773 feet north of Craig Road within Sunrise Manor. MK/hw/syp (For possible action)

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RELATED INFORMATION:

**APN:**

140-05-101-009; 140-05-201-003 ptn

**LAND USE PLAN:**

SUNRISE MANOR - BUSINESS EMPLOYMENT

**BACKGROUND:**

**Project Description**

General Summary

- Site Address: 4610 N. Lamb Boulevard
- Site Acreage: 19.7 (overall)/7.7 (southern parking lot parcel)
- Project Type: Parking lot
- Square Footage: 36,523 (freight terminal)
- Parking Required/Provided: 68/154

**Plans, History, & Request**

The subject site was rezoned several times over the course of multiple years. The southern parcel APN 140-05-201-003 was the subject of ZC-1590-97, which rezoned the area from the R-E zone to the M-D zone for an office/warehouse complex, in October 1997. The same area between Lone Mountain Road and Craig Road and Lamb Boulevard and Puebla Street (alignment) was again the subject of another rezone, ZC-0008-98, in March 1998. This rezone changed the zoning of the parcel from M-D zoning to M-1 zoning, except for a 300 foot M-D zoning buffer along the western edge of the property. This zone change created the split zoning of the southern portion of the site and was requested to allow a larger 710,000 square foot industrial complex to the east of the subject site. The northern portion of the site was rezoned in June 2000 through ZC-0766-00 to the M-1 zone for a freight terminal.

The subject of this waiver of conditions is ZC-0008-98, which created the zoning for the southern portion of the site. The conditions of the zone change required a B-2 landscaping buffer along Lamb Boulevard across from manufacturing zoned properties. The applicant is now requesting to construct a truck parking lot along with an expansion to the existing employee parking lot on the northern parcel APN 140-05-101-009. This request currently requires that a 15 foot landscaping strip be provided behind a 5 foot detached sidewalk due to existing Nevada Department of Transportation (NDOT) right-of-way. Along Lamb Boulevard, the applicant will be providing a 5 foot detached sidewalk and a 10 foot landscaping strip along the interior side of the sidewalk along the entire length of the subject site's frontage with Lamb Boulevard. No street trees are provided in the landscape strip directly along Lamb Boulevard due to underground utilities and the NDOT right-of-way. As a result, all trees are provided along the interior landscape strip every 10 feet on center. A total of 39 trees are provided along Lamb Boulevard with Mexican Ebony (*Havardia Mexicana*), Golden Rain (*Koelreuteria paniculata*), and Chinese Pistache (*Pistacia chinensis*) trees being provided amongst the existing trees on-site. A variety of shrub species are provided in the landscape strip along Lamb Boulevard and in the areas between the provided trees.

A waiver of conditions is ultimately needed, as a B-2 landscaping buffer in the industrial zones requires a 20 foot landscaping buffer, with 3 large trees for every 100 feet with a 4 foot wall permitted along the street and groundcover to be mulch or rocks. While a significant amount of landscaping is provided, it does not meet the requirements of B-2 landscaping, so this waiver is needed to complete the request for the new truck parking lot being proposed.

#### Previous Conditions of Approval

Listed below are the approved conditions for ZC-0008-98:

Subject to a reduction to M-D zoning for a 300 foot deep buffer running along the east of the project parallel to Marion Drive (Note: this is in addition to 300 foot M-D buffer along Lamb and Craig as petitioned by the applicant); B-1 landscaping buffer along Marion Drive and Craig Road across from residentially zoned property; B-2 landscaping buffer along the remainder of Craig Road and Lamb Boulevard across from M-D and M-1 zoned property and along both sides of the north-south right-of-way to be dedicated through the center of the project; consistent architectural theme throughout the project; design review for future development; right-of-way dedication of 30 feet for Lone Mountain and 60 feet for a north-south through alignment connecting Craig Road and Lone Mountain at a minimum of 1,200 feet east of Lamb Boulevard; applicant to vacate Marion Drive prior to permits and have written notarized consent if any parcels are landlocked; drainage and traffic studies and compliance; full off-sites with commercial curb return driveways on Craig Road, Lamb Boulevard, and Marion Drive; improvements on Craig Road and Lamb Boulevard are subject to Nevada Department of Transportation approval; and sign deed restriction if NDOT does not require full off-sites.

#### Applicant's Justification

The applicant states that the amount of landscaping being proposed and provided along the Lamb Boulevard frontage currently exceeds what current Title 30 regulations require and is consistent with the intent of the B-2 landscaping buffer. The provided landscaping is either similar or exceeds what is provided in the area and that a full B-2 landscaping buffer would be excessive.

**Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
ZC-0766-00**	Reclassified the site from R-E to M-1 zoning for a freight terminal	Approved by BCC	June 2000
ZC-0008-98*	Reclassified the site from R-E and M-D to M-1 zoning for a 710,000 square foot industrial complex	Approved by BCC	March 1998
ZC-1590-97*	Reclassified the site from R-E to M-D zoning for an office/warehouse complex	Approved by BCC	October 1997

\*Specific to APN 140-05-201-003

\*\*Specific to APN 140-05-101-009

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District</b>	<b>Existing Land Use</b>
North	Business Employment	M-1	Distribution center
South	Business Employment	M-D & M-1	Office/warehouse
East	Business Employment	M-1	Office/warehouse & outside storage
West	City of North Las Vegas	M-2	Office/warehouse, retail, & outside storage

**Related Applications**

<b>Application Number</b>	<b>Request</b>
WS-23-0390	A waiver for a parking lot in conjunction with an existing freight terminal with increased finished grade and waivers for landscaping and geometrics is a companion item on this agenda.

**STANDARDS FOR APPROVAL:**

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

**Analysis****Comprehensive Planning**

Staff finds that the intent of the B-2 landscaping buffer along Lamb Boulevard is to not only provide shade along the sidewalk, but also create an attractive buffer between the street and the industrial uses on the site and to assure proper siting of buildings. Based on what has been presented on the proposed landscape plan, staff finds that the landscaping being provided is sufficient and meets the intent of Title 30 landscaping regulations. The landscaping being provided also exceeds the number of trees required by the B-2 landscaping regulations, with 39 trees being provided while 23 trees would be required under the B-2 landscaping buffer. Ultimately, staff finds that the provided landscaping provides a significant number of trees and landscaping that should provide the needed shading along the sidewalk and sets the proposed parking lot back accordingly with the provided trees acting as a sufficient buffer from the right-of-way. Due to the lack of provided parking lot landscaping on the site; however, staff finds that the additional landscaping imposed by the B-2 landscaping condition could be beneficial at this

site and can only support this waiver if additional parking lot landscaping is provided. For these reasons, staff cannot support this request.

**Staff Recommendation**

Denial.

Approval of the waiver of conditions request constitutes a finding by the Commission/Board that the condition will no longer fulfill its intended purpose.

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:**

**Public Works - Development Review**

If approved:

- No comment.

**Fire Prevention Bureau**

- No comment.

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

- No comment.

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

**APPROVALS:**

**PROTEST:**

**APPLICANT:** LEIF VAN ACKER

**CONTACT:** LEIF VAN ACKER, KIMLEY-HORN, 6671 LAS VEGAS BOULEVARD SOUTH, LAS VEGAS, NV 89119