

10/03/23 PC AGENDA SHEET

LIGHT MANUFACTURING (GRANITE)
(TITLE 30)

JUDSON AVE/MARION DR

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-23-0479-OS HOUSING COMPANY, LLC:

USE PERMIT to allow light manufacturing (granite) in an APZ-2 Overlay District in conjunction with an existing office/warehouse complex on a 0.1 acre portion of 10.5 acres in an M-D (Designed Manufacturing) (AE-65 & APZ-2) Zone.

Generally located on the north side of Judson Avenue and the west side of Marion Drive within Sunrise Manor. TS/lm/syp (For possible action)

RELATED INFORMATION:

APN:

140-20-117-010 ptn

LAND USE PLAN:

SUNRISE MANOR - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: 4650 Judson Avenue
- Site Acreage: 0.1 (portion)/10.5 (overall site)
- Project Type: Light manufacturing
- Number of Stories: 2
- Square Feet: 2,500
- Parking Required/Provided: 63/99

Site Plan

The plan depicts an existing manufacturing facility (fabricating and cutting granite) centrally located on the site within an existing industrial warehouse complex. Parking is located on the north and south sides of the lot. Access to the site is from Judson Avenue and Marion Drive. The loading area is located on the north side of the building. No changes to the site are proposed.

Landscaping

Existing landscaping is located along the street frontage and adjacent to the east and west sides of the building. No changes are proposed or required for this request.

Elevations

The building is 2 stories with the roofline and first story line accentuated by a straight cornice feature. The outside of the building is primarily a beige color with a clay red accent color provided for the cornice feature and roof gutters. Typical commercial windows are provided on the south elevation on both floors. Access to the building is provided by commercial doors on the south and north elevations with metal roll-up doors provided on the north elevation, interior to the site.

Floor Plans

The floor plans depict a 2,500 square foot office/warehouse rental space. The overall space is divided workspace and storage areas for cutting granite.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant indicates that the business will fit in well with the surrounding existing commercial uses. The business will be open Monday through Friday between 8:00 a.m. and 4:00 p.m., and will not generate much traffic.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-23-0322	Retail sales in conjunction with vehicle maintenance and vehicle repair	Approved by PC	August 2023
UC-18-0458	Fountain, planter, and statuary production facility	Approved by PC	August 2018
UC-0283-15	Vehicle paint/body shop, vehicle repair, and reduced residential separation	Approved by PC	July 2015
UC-0057-09	Auctions, retail sales, secondhand sales, and jewelry sales in conjunction with an office/warehouse complex	Approved by PC	March 2009
UC-0730-08	Banquet facility in the M-D zone APZ-2 overlay with a reduction in the minimum lot size and an increase in the permitted density of gathering people	Approved by BCC	November 2008
UC-0212-07	Minor paint/body shop and vehicle repair in conjunction with an office/warehouse complex	Approved by PC	April 2007
UC-1663-06	Vehicle repair in an APZ-2 overlay	Approved by PC	January 2007
TM-0426-04	1 lot commercial subdivision	Approved by PC	September 2004
UC-1736-03	Banquet facility in conjunction with an office/warehouse complex - expired	Approved by PC	December 2003
DR-1706-03	Industrial building addition in conjunction with an office/warehouse complex	Approved by PC	November 2003

Prior Land Use Requests

Application Number	Request	Action	Date
WT-1845-99	Modify cross gutter standards	Approved by PC	January 2000
VS-1947-98	Vacated and abandoned a portion of the Glendale Avenue right-of-way crossing the property - recorded	Approved by BCC	December 1998
ZC-1946-98	Reclassified the site from R-E to M-D zoning with revised plans and reduced setbacks	Approved by BCC	December 1998
ZC-0235-90	Reclassified the site from R-E to M-1 zoning	Approved by BCC	November 1990

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Business Employment	M-D & R-E	Open storage & single family residential
South	Business Employment	M-D & R-T	Mobile home park, office/warehouse, & undeveloped
East	Business Employment	M-D	Undeveloped
West	Business Employment	R-3	Multiple family residential

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

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 use is similar to those uses that are already present within the subject office/warehouse complex (auto repair, light manufacturing, etc.). In the M-D zone, manufacturing must be done indoors so the use should not cause any undue burdens on the neighboring area regarding noise and should fit into the area without issue. Also, the number of people that could congregate at such a facility does not appear to be in a sufficient number to raise concerns about the APZ overlay and potential aircraft accidents, as the use is industrial without the same intensity as a retail use. The proposal appears to comply with Policy 5.3.1 of the Master Plan, which encourages compatible development around military installations. Finally, the uses as proposed would aid in the advancement of Policy 5.5.3, which encourages the expansion of small businesses in Clark County. For these reasons, 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

- 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.

Fire Prevention Bureau

- 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: FRESH GENERAL SERVICES, LLC

CONTACT: FRESH GENERAL SERVICES, LLC, 10041 W. DIABLE DR, LAS VEGAS, NV 89148